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## Historical Collections

JAMES F. WILLARD  
Editor

Volume III



Colony Series

Volume II



# Experiments In Colorado Colonization 1869-1872

Selected Contemporary Records  
relating to  
The German Colonization Company and the  
Chicago-Colorado, St. Louis-Western  
and Southwestern Colonies

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## PREFACE

In this companion volume to Willard's *The Union Colony at Greeley, Colorado*, published by the University of Colorado in 1918, an attempt has been made to publish all the pertinent historical documents that could be found regarding four early Colorado colonies: the German Colony in the Wet Mountain Valley, the Chicago-Colorado Colony at Longmont, the St. Louis-Western Colony at Evans and the Southwestern Colony at Green City. In addition a short section has been included on minor miscellaneous colonies of the same period. In the case of newspapers, items that were purely personal have been omitted.

The spelling and punctuation of the writers of the records and of the printers in the case of the newspapers have been reproduced as they were found, except that obvious typographical errors have been corrected, and that when newspapers used larger or heavier type, not capitals, for the headings of their articles, these have been changed to capitals in the text in order to insure uniformity of emphasis.

All words and sentences in brackets have been supplied by the editors. Whenever a heading is followed by a numeral referring to a footnote, it is the original heading.

In the preparation of this volume the editors have received the assistance of many people in Longmont, Greeley, Boulder, Denver, Pueblo, Evans, Westcliffe and elsewhere, to whom acknowledgment of indebtedness is gratefully made. Among others the following have been especially helpful in various ways: Dr. Grace van Sweringen Baur and Professor William Baur of the University of Colorado translated the Nielsen account book; Mr. Emil Nielsen of Pueblo and Mr. Carstens Kuhnrich of Westcliffe, members of the German Colony, related their personal experiences and placed at our disposal their papers and pictures; to Mr. C. W. Boynton of Longmont we are indebted for the loan of a copy of the *Constitution and By-Laws* of the Chicago-Colorado Colony; Mr. Frank S. Byers placed at our disposal the letter copy books of his father, William N. Byers; Mr. Walter L. Wilder,

editor of the Pueblo *Chieftain*, allowed the use of the back files of this paper; Messrs. James B. Phillips and A. J. Allen of the Weld County Abstract and Investment Company of Greeley helped us trace real-estate transfers in Evans and Green City.

The material in this volume was gathered mainly by Mr. Willard; the introduction was written by Mr. Goodykoontz; both editors shared in the preparation of the material for the press.

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## INTRODUCTION

In 1869 Samuel Bowles, editor of the Springfield *Republican*, wrote regarding Colorado: "The two things she lacketh chiefly now are appreciation at the East and women; what she has of both are excellent, but in short supply; but the Railroad will speedily fill the vacuums."<sup>1</sup> In both cases the shortage can be easily explained: that of the women because Colorado was still a frontier mining territory; that of appreciation at the East because the mining industry had not, in 1869, fully recovered from a depression of five or six years standing.

### DEPRESSION

This depression in the mining industry was the result chiefly of overspeculation and of despair born of failure to extract gold profitably from the Colorado ores. By 1863 the gulches had been so carefully examined that placer mining was no longer of much importance.<sup>2</sup> In many mines, after the disintegrated quartz near the surface had been worked, quartz-mining ceased to be productive about the same time. Stamp mills, such as had been used successfully on leaner ores in California and Nevada, saved only a small fraction of the rich Colorado sulphides. It was a baffling and tantalizing situation. There was plenty of gold in the hills but no one seemed to know how to get it. Obviously capital from the outside and new mining and metallurgical processes were needed for the development of the Colorado mines. The richness of the ores attracted capital, and a period of speculation, "of waste, of careless and unintelligent work, and as little of it as possible, of living by wit instead of labor, of reliance upon eastern capital instead of home industry,"<sup>3</sup> set in. Men who knew little about metallurgy came forward with new processes for extracting gold from refractory ores. Some of these new processes were unscientific in character; some were too expensive to be practicable.

<sup>1</sup>Bowles, *Our New West*, 195.

<sup>2</sup>Hollister, *The Mines of Colorado*, 122.

<sup>3</sup>Bowles, *Our New West*, 179.



Money spent on them was largely wasted. The inevitable result was the collapse of the mining industry in Colorado. Mines were abandoned, mills stopped, the population of the territory decreased, while "eastern capital, tired of waiting for promised returns, dried up its fountains; and the secrets of the rich ores seemed unfathomable."<sup>1</sup> As late as 1871 a visitor noticed many evidences of this collapse:

Crumbling walls and tottering chimneys of 'played out' reduction works; ponderous, broken, and rusted machinery and curious shaped furnaces, whose fires have been extinguished for years, meet the eye everywhere and chill the hearts of capitalists anxious to invest in the rich mines of these mountains. The fact that mining has survived these terrible trials and disasters is proof of its inherent vitality in Colorado, and a pledge of its future prosperity.<sup>2</sup>

The mining development of the territory was retarded also by the high prices paid for labor, food and other supplies. The shortage of labor during the Civil War and the war-time depreciation of the currency affected prices and wages throughout the whole of the North. In addition Colorado suffered from a lack of adequate transportation facilities. Mining machinery and supplies were hauled across the plains by ox-teams at great expense. Even a large part of the food consumed by the early Colorado miners came from Missouri valley towns, and it was not until about 1867 that home-grown produce had much effect upon local prices.

Furthermore the Indians were troublesome on the plains and along the foothills of the Rockies at the close of the Civil War. The rush of miners into the Pike's Peak country had been in disregard, if not in defiance, of Indian treaties. The Cheyenne and Arapaho had been brushed aside by the "Fifty-niners." The treaty of Fort Wise (1861), by which these tribes were given a barren stretch of land in eastern and southern Colorado, did not satisfy them. To be permitted to occupy an unattractive portion of their ancestral territory by the whites, whose mushroom settlements at the base of the mountains, supplied by a continual stream of stage coaches and freighters' wagons, were permanent encroachments on their hunting grounds, incensed these aborigines. But

<sup>1</sup>Bowles, *Our New West*, 179.

<sup>2</sup>Tice, *Over the Plains and on the Mountains*, 225.

stage coach and pony express were forerunners of railroad surveyors and construction gangs, and the railroad presaged for the Indians extermination or submission to the whites.

In 1864 and for several years thereafter eastern Colorado suffered greatly from Indian depredations. Stage coaches, freighters, and emigrant parties along the Platte and Smoky Hill routes had to pass through a danger zone several hundred miles wide. Ranchers living along the Platte from Denver to Julesburg and beyond, and those east and south of Denver were intermittently exposed to attack.<sup>1</sup> To punish the Indians for their hostile conduct a party under the command of Major Downing attacked a Cheyenne village at Cedar Bluffs in the spring of 1864, and in November of the same year Colonel Chivington's men fell upon a larger band of the same nation on Sand Creek, near Fort Lyon, in a manner that led unfriendly critics to refer to the affray as a massacre. The Indians had been punished enough to make them angry and resentful but not enough to break their power, as is shown by the fact that a desultory war with the Cheyenne and Arapaho lasted until 1869.<sup>2</sup>

#### BETTER DAYS

In 1869 the outlook in Colorado was brighter than it had been for several years. The estimated value of the gold and silver bullion produced in the territory in that year was almost double the amount produced in 1866, although the figure for 1869 was still far below that for 1864.<sup>3</sup> The Indians were no longer a serious menace along the main routes to Colorado or to the dwellers on the eastern slope. The agricultural possibilities of the territory had been established; a speaker at the Fourth Annual Exhibition of the Colorado Agricultural Society estimated the market value of the grain, vegetables, dairy products and hay produced in Colorado in 1869 at three and a half million dollars—almost as much as the output of the mines for that year.<sup>4</sup> The approach of the railroad promised a solution of the transportation problem. By the end of 1867 the Union Pacific had reached Cheyenne;

<sup>1</sup>Young, *Across the Plains in '65*, 122 ff.

<sup>2</sup>Faxon, *Last American Frontier*, 225-263; 284-323.

<sup>3</sup>Fossett, *Colorado*, (1876 ed.), gives the output for 1864 at \$5,000,000; 1866, \$2,000,000; 1869, \$3,800,000.

<sup>4</sup>*Rocky Mountain News*, Sept. 25, 1869.

in 1869 a branch road, the Denver Pacific, was completed from Cheyenne to Evans on the South Platte forty-eight miles north of Denver; in June, 1870, this line was finished to Denver. The completion of the Kansas Pacific to Denver in August of the same year gave that city its second railroad.

Both the Denver Pacific and the Kansas Pacific were land grant railroads. Unfortunately for them a large part of their land lay in the region known, even as late as the close of the Civil War, as "The Great American Desert." In 1867 General John Pope, who was in command of the Department of Missouri, which included Colorado, wrote in one of his reports that there was a belt of land never less than five hundred miles wide stretching from Canada to Mexico along the base of the mountains which was "beyond the reach of agriculture, and must always remain a great uninhabited desert." This region was, he said, "utterly unproductive and uninhabitable by civilized man."<sup>1</sup> On the other hand, some observers were already beginning to doubt the existence of a desert in the region forever condemned by General Pope. Bayard Taylor wrote in 1866:

I am fast inclining toward the opinion that there is no American Desert on this side of the Rocky Mountains. Belts of arid and sandy soil there certainly are, but I doubt if any of these are more than fifty miles in breadth, while there are many points where an unbroken line of habitable territory may be followed from the Missouri to the base of the mountains.<sup>2</sup>

The old notion died slowly, however, and before Easterners could be induced to buy railroad land or take up public land along the railroad, it was necessary to educate them in regard to the nature of the country, and to point out the opportunities that awaited farmers in the semi-arid regions of the West, and especially in Colorado. The land selling agency for the railroads was a subsidiary organization known as the National Land Company. It carried on an extensive advertising campaign in newspapers and farm journals, and issued descriptive pamphlets and circulars. It and the other agencies interested in securing agricultural settlers for Colorado emphasized the prodigious crops

<sup>1</sup>*House Ex. Doc.*, 39 Cong., 1 Sess. No. 76, 2.

<sup>2</sup>Taylor, *Colorado: a Summer Trip*, 41.



which bore witness to the fertility and richness of the soil; the superiority of irrigation over reliance on Providence in the matter of rain; and the steady market in the mining camps for what was raised on the farms. After due allowance has been made for the natural exaggeration of interested persons, the fact remains that astonishingly large crops were raised in the early days in Colorado. One takes more seriously the statements in the local newspapers and in the advertising circulars of the various colony companies when one reads the prediction made in 1869 by an intelligent, disinterested observer from the East that agriculture would always be the dominant interest in Colorado. Samuel Bowles's prediction was based on his observation and on the experience of the men who had tried farming in Colorado. He wrote:

Full one third of the territorial extent of Colorado,—though this third average as high as Mount Washington,—is fit, more, rich for agricultural purposes. The grains, the vegetables and the fruits of the temperate zone grow and ripen in profusion; . . . The soil yields wonderfully, north and south. There was authentic evidence of 316 bushels of corn to the acre in the neighborhood of Denver last season; 60 to 75 bushels of wheat to the acre are frequently reported; also 250 bushels of potatoes; and 60 to 70 of both oats and barley. These are exceptional yields, of course, and yet not of single acres, but of whole fields, and on several farms in different counties. Probably 30 bushels is the average product of wheat; of corn no more, for the hot nights that corn loves are never felt there; of oats say 50, and of barley 40, for the whole State. Exhaustion of the virgin freshness of the soil will tend to decrease these averages in the future; but against that we may safely put improved cultivation and greater care in harvesting. . . . The irrigated gardens of the upper parts of Denver fairly riot in growth of fat vegetables; while the bottom lands of the neighboring valleys are at least equally productive without irrigation. Think of cabbages weighing from 50 to 60 pounds each! And potatoes from 5 to 6 pounds, onions 1 to 2 pounds and beets 6 to 10! Yet here they grow, and as excellent as big.<sup>1</sup>

The appeal to the prospective settler was not entirely in terms of gold and silver, of crops and markets; the climatic advantages of Colorado received their share of attention. The number of sunny days in a year had early been counted; the stimulating effects of the dry, cool air had been noted; recoveries of health verging on the miraculous had been reported.<sup>2</sup>

<sup>1</sup>Bowles, *Our New West*, 189-191.

<sup>2</sup>Cf. Chicago-Colorado Colony, *Constitution and By-Laws*, post p. 158.

At the time when Colorado, hopeful of future greatness, stood ready with outstretched arms to welcome newcomers, would-be pioneers throughout the East, the South and the Middle West were looking toward the frontier. The Civil War had retarded but had not stopped the Westward Movement. At the close of the War many factors tended to accelerate the movement of people to the West: the process of readjustment in the North, the disorganized state of society in the South, the building of the first transcontinental railway, the more liberal land policy of the federal government as shown in the passage of the Homestead Law, the high prices of agricultural products, all these forces acted directly or indirectly to induce many people to follow Horace Greeley's oft-quoted advice to young men. And to those who wanted to go West and grow up with the country no frontier territory seemed to offer greater opportunities than Colorado.

#### THE COLONY IDEA

The majority of those who went West at this time, as at all times in the nineteenth century, went as individuals, or in family groups or as temporary members of a loosely organized band hastily formed for protection or companionship on the journey. Most pioneers were too individualistic to bind themselves to a group of socialistic or semi-socialistic character. To be sure, socialistic experiments such as at New Harmony has been tried on earlier frontiers, and group or colony migration was not unknown. In New England in the colonial period new towns on the frontier had been normally established through community action. In the Old Northwest such transplanted New England towns as Marietta, Ohio, and Vermontville, Michigan, could be found. And then there were the Mormons; of all examples of group migration to the frontier, theirs was the most important and stupendous.

There were advantages as well as disadvantages in group migration and settlement. On the one hand, the colony furnished from the outset community life, schools and churches; sometimes attempts were made to exclude undesirable persons so that the colony might be a select and homogeneous group; colonists usually had the advantage of lower freight and passenger rates on the railroads. On the other hand, the man who joined a colony was

not entirely his own master. He helped pay the expenses of a locating committee, and was settled down in a place which it selected. In the distribution of town lots and farms there were many opportunities for dissatisfaction and misunderstandings. The colonist entrusted the management of a share of his property to other men who were sometimes inefficient or dishonest.

Even with all the advantages that came from living in a homogeneous community whose affairs were efficiently administered, there were disappointments because colonists had sometimes been led to expect the impossible or improbable. A visitor to Colorado in the summer of 1871 pointed out the fact, frequently overlooked, that an agricultural colony on the edge of civilization was bound to pass through a period of rather primitive economic conditions. As he said:

It would be a nice thing if a hundred or a thousand persons of small means, but large hearts, and noble aspirations, could locate upon a territory now of no intrinsic value, and to all of which their very presence would give a marketable value of ten, fifty, or even a hundred dollars an acre. How easily and rapidly people would then pass from straightened circumstances to competence and even affluence.

There is no doubt that after years of patient endurance, and hoping against hope in many instances, this will be the case, but the sanguine colonist sees all this realized at once, without any trial of waiting and tiring of patience; with no hardships to be borne, nor any privations to be endured. He supposes that in a new country labor is scarce, and therefore must be in demand, and that the products of his industry and skill will find a ready market. All this is a delusion which sad experience will dispel. If a vacancy for a colony, with all these advantages, could be found in the heart of a civilized community, all these dreams and expectations would be speedily realized; but out on the vast Plains, surrounded by a domain inhabited only by the wolf, the coyote, roaming beasts of prey and wild animals, and where the only towns and villages are those of the prairie dog, the conditions forbid such instant realization. There a man with the inventive genius of a Watt or a Fulton, with strong arms, willing mind, and skillful hands, is practically reduced to inaction, because there is no use for their skill or talents and no demand for any article they can produce. Such a community necessarily is without money because it produces nothing that brings money; and all cash that accidentally finds its way there is sent abroad to obtain necessities. Trade within the community is thus reduced to bartering and its industry diverted to doing 'chores.' Such ever has been and always must be the case of isolated communities beyond the pale of civilization.<sup>1</sup>

<sup>1</sup>Tice, *Over the Plains and on the Mountains*, 143-144.

The life of the Colorado pioneer of 1870, when compared with that of his grandfather or great-grandfather in Kentucky or Ohio or Tennessee eighty or ninety years earlier, seems tame and uninteresting. He rode part or all of the way to his new home on the railroad; the Indian problem was, on the whole, not a serious one, and, besides, there was no dense, gloomy forest to shield the lurking savage. The railroad, the telegraph and the post office made it easy for him to communicate with the outside world. Nevertheless, pioneering in Colorado called for exactly the same traits of character—courage, faith, persistence—that had won victories on earlier frontiers.<sup>1</sup> One of the founders of the Union Colony at Greeley wrote as follows of the early days in the most successful of all Colorado colonies:

Doubts chased each other through our minds as the fleet antelope chased its fellow across the broad prairies. Fears came with the morning sunbeams and were not dispelled when the shadows of night fell down upon us. . . . Can the reader imagine the situation? The chosen ground was unbroken for miles, and the winds of unnumbered centuries had blown off the light soil, leaving a coat of gravel over the surface not covered by grass, or cactus. This grass was short and brown, and presented to the eye no evidence of nutritive qualities, while the cactus did not then wear the variegated blossoms that make it attractive to the eye, while its prickly armour in no way commended it to the touch. There were days when from fifty to one hundred persons arrived, hardly bringing with them provisions, tents, blankets, or any of the necessities of life. They could barely protect themselves from the cold winds, or still colder night air. No canals had been dug, no water was running, and in all the town there was but one well. Those were dark days for colonization in Colorado. Some there were who seemed to forget that it was the work of the colony to create a city, who expected to see one already built, with houses and stores, mills and factories, schools and churches,—in fact, all the adjuncts of a settled civilization. Disappointments set their teeth upon edge, and kindled bitter feelings of animosity in their hearts. Tongues wagged, not wisely or well. Men had come to colonize, but not waiting to investigate, to examine the location, to test the capabilities of the soil, they remained to curse only so long as the next train east delayed its going.<sup>2</sup>

On the basis of the degree of community action, Colorado colonies may be divided into three classes: co-operative, semi-co-operative and non-co-operative. There was only one co-

<sup>1</sup>Cf. Turner, *The Frontier in American History*, 309.

<sup>2</sup>Pabor, *Colorado as an Agricultural State*, 32-33.



operative colony. In the German Colonization Society the labor and capital of the members were merged, and it was their intention to labor jointly for the common good for a period of five years. The Union Colony at Greeley, the Chicago-Colorado Colony at Longmont and the St. Louis-Western Colony at Evans were semi-co-operative in that certain undertakings, especially irrigation projects, were under the control of the colony as a whole. The Southwestern Colony at Green City was ostensibly semi-co-operative; as will be shown later it was really a town development company, and its only community action appears to have been an attempt to dig a ditch. By a non-co-operative colony is meant such a movement as that of the Kentucky Emigration Society or the Georgia Colony in which there was informal group migration and settlement but no co-operation in the purchase and development of land. After the colony movement became popular, town site companies such as the Fountain Colony at Colorado Springs, and the companies that laid out and developed Platteville, Monument and Pueblo took over the colony name in order to attract purchasers although the distinguishing characteristics of a colony were lacking.<sup>1</sup>

#### GERMAN COLONIZATION COMPANY

Of these colonies the first in point of time and in many respects the most interesting was the German Colonization Company organized in Chicago in August, 1869, by Carl Wulsten, a Prussian who had served in the Union Army during the Civil War and who was one of the editors of the *Staats Zeitung* of that city. Wulsten's plan was to found somewhere in the West a colony for poor Germans. To quote his own words: "In 1869, the writer, propelled by a desire to ameliorate the physical condition of the poorer class of Germans, who were condemned by a cruel fate to work in greasy, ill-ventilated and nerve-destroying factories of the great city of Chicago, formed a band of about a hundred into a colony, took them and their families out of the nauseous back alleys and cellars of the over-crowded Garden City (sic!) and brought them to 'El Mojada'."<sup>2</sup>

<sup>1</sup>Cf. Willard, *The Union Colony at Greeley, Colorado*, xiv-xix.

<sup>2</sup>Prof. Carl Wulsten, "El Mojada, or the Wet Mountain Valley," in Binckley & Hartwell, *Southern Colorado*, 107.



Wulsten believed that through co-operation the cost of moving to the West and getting settled in a new community could be greatly reduced, thus making it possible for people who could not otherwise afford it to take advantage of the federal government's liberal land policy. With Wulsten communism was a means toward an end—the economic independence of the individuals who embarked on this venture. Quite clearly he had no desire to establish an ideal society on the frontier or to conduct the colony permanently on a co-operative basis.

According to the constitution, the purpose of the German Colonization Company was the occupation of government or railroad land situated somewhere west of the Mississippi river and between the 42d and 35th degrees of north latitude. The number of members in the society was to be at least sixty and not over two hundred and fifty; the conditions of membership were good moral character, sound physical and mental health, an age between twenty-one and forty-five years, and the payment of a membership fee of \$250. The money thus obtained was to be used for defraying the cost of transporting the members and their families to the site of the colony, for the purchase of land, provisions, tools, stock and seed, for the erection of cabins and colony buildings, for the development of the land, and as capital for industrial and commercial enterprises. In a memorial presented to Congress early in 1870, Wulsten made the estimate that it would take at least \$690 to move a family of four from New York or Chicago to the "Far West," to buy the necessary stock, tools and seed, and to maintain it until the first crop could be raised on the "homestead." Yet he proposed, through the supposed economies of co-operation, to do much more than this with less money per family. In addition to the uniform membership fee of \$250 some of the colonists invested part or all of their savings in the enterprise taking a note for the additional amount which was, according to the constitution, to bear interest at the rate of ten per cent per annum. Each member had credited to his account also the value of the labor performed by him from day to day. The skilled and the unskilled seem to have received the same credit—two dollars—for a day's work. On the other hand, the member was charged on the books of the company for his transportation, his food, clothes and all

other supplies obtained. The members were not allowed to transact business outside the society on their own account. All industries, including agriculture, were to be conducted on a co-operative basis for five years; at the end of that time the assets of the company were to be divided among the members or their heirs. It was understood that those who withdrew before the expiration of this period were to lose what they had invested in time, labor and money in the undertaking. It was hoped that after five years the colony would be firmly established, and that the wealth created by their labor and presence in the new community would be sufficient to secure economic independence for each one of the colonists. The constitution provided for the usual officers; the first incumbents were Carl Wulsten, president; Albert Philip, secretary; and T. Merten, treasurer.

In November, 1869, a locating committee composed of Wulsten, Theodore Heinlein and Rudolphe Jeske came out to Colorado in search of a location. In view of the fact that Colonel C. N. Pratt, General Agent in Chicago for the National Land Company, had given aid in the formation of the colony and that he was the local representative in Chicago for the German Colony after the members moved to Colorado, it seems strange that a site was not selected within the probable limits of railroad land grants. Little is known about the movements in Colorado of the locating committee. They visited Cañon City and while there were advised to investigate the Wet Mountain Valley which lies to the south of Cañon City between the Wet Mountains and the Sangre de Christo range. This valley, drained by the Texas and Grape creeks, is about twenty-five miles long and ten miles wide; the elevation varies from 7500 to 9000 feet above sea level. It was, and still is, an excellent grazing country. Grass and water are abundant. There were a few settlers in the north end of the valley in 1869, and at least one crop of wheat and oats had been raised there when it was visited by the Germans who were spying out the land. It was believed that the streams would furnish power for mills; there was some thought of mining, although no discoveries of gold or silver had as yet been made in this region. The Wet Mountain Valley or El Mojada was selected on account of its agricultural, commercial and mining possibilities, but the

romantic beauty of the valley, compared by Wulsten to the *Auen* in Switzerland, probably enhanced its worth in the eyes of these Germans.

Wulsten and his associates might have taken land under the homestead system or by pre-emption but preferred not to do so because those laws took cognizance only of individuals. A petition was sent to Congress, after the site was selected, asking for a grant of forty thousand acres of public land in the Wet Mountain Valley—a tract large enough to provide a quarter-section of land for each one of the prospective two hundred and fifty members of the company. Assuming that each member of the company were entitled to take up government land under the existing laws, no more public land would have passed into private hands than would have been the case if each one had come to Colorado by himself and taken land in the regular manner. Wulsten's proposal, in brief, was to modify the Homestead Law so as to make it apply to organized companies of settlers. In support of this plan Wulsten pointed out that it would encourage compact settlement; if each settler were allowed to pick out the best unoccupied quarter-section he could find, the colonists would be so scattered that they would be exposed to attack, and would be deprived of all the advantages of community life. In this petition to Congress the proposed colony town was called Colfax, a tribute to the man then Vice-President of the United States.<sup>1</sup>

Without waiting for a favorable reply from Congress, a party of about three hundred Germans,<sup>2</sup> men, women and children, left Chicago on February 8, 1870, in a special train on the Chicago and Alton Railroad. They took with them their household furniture, live stock, farming implements, seed, artisans' tools, and machinery for a grist mill, a saw mill, and a sash and door factory. From St. Louis to the "end of track" at Fort Wallace in western Kansas, they traveled over the Kansas Pacific Railroad. Here there was a delay of about two weeks, while they waited first for the arrival of ox-teams purchased in Colorado by the locating committee, and then while they learned how to drive the oxen. From Fort Wallace to their destination they had also the use of

<sup>1</sup>*Sen. Mis. Doc.*, 41 Cong., 2 Sess. No. 22. Serial 1408.

<sup>2</sup>There were at least two Danes in the company.

government wagons drawn by six-mule teams. To facilitate the movement from the end of the railroad to Colfax, and to secure protection against the Indians, Wulsten had successfully sought aid from the War Department and from the territorial governor of Colorado. The Secretary of War authorized the use of government wagons for the transportation of the colonists, provided a military escort from Fort Lyon to the destination, and allowed the colonists to use government tents until they could build cabins for themselves. Governor McCook of Colorado issued commissions in the territorial militia to the officers of the military company organized among the Germans and shipped to them at least three boxes of rifles and two thousand cartridges.

On account of these favors the government was subjected to criticism and the Germans to ridicule. The *Colorado Chieftain*, a Democratic paper published in Pueblo, took the lead in criticising the policy of the government. It pointed out that the "old settlers" in Colorado, who had come before the days of railroads when the population was sparse and when there had been serious trouble with the Indians, had found it difficult to prevail upon the authorities to furnish arms for the protection of their homes, much less to furnish military escorts and government wagons. But now, continued the *Chieftain*,

when a party of emigrants propose to ride on a railroad train across the Plains, into the settlements of the Territory, and travel thence to their destination through a thickly settled country, over a road filled with freight teams, and a daily line of coaches running over it, past two military posts; a region of country, in short, through which there is now no more danger in travelling than these emigrants would encounter between New York city and Boston, a man goes to Washington and proposes to come out here and make a settlement, and call it after the Vice-President of the United States, he is rewarded with immediate smiles, the ear of the government is bent listening, and the great Secretary of War is made to come down, and he forthwith sends orders to military posts all along the line to furnish escorts of troops, arms and rations, to cover the march of these Teutons along through the peaceful corn-fields of Pueblo and Fremont counties.<sup>1</sup>

The action of the government was unusual only in the amount of help given to the Germans. It was not the first time that soldiers had been used to protect emigrants or traders in the West:

<sup>1</sup>*Colorado Chieftain*, Feb. 24, 1870.



military escorts had been provided for a short time on the Santa Fé trail; soldiers stationed along the Oregon trail had frequently accompanied emigrant parties for short distances or through some especially dangerous stretch of territory. In addition to being unusual, it was charged by hostile critics that the government's action was unnecessary and, furthermore, unwise in that it gave outsiders an erroneous impression about the dangers of a journey to Colorado. By 1870 the danger from Indian attack in eastern Colorado had practically disappeared but it is not surprising that city dwellers from Chicago should have been apprehensive about their safety in passing through a region so recently the scene of Indian warfare. The bad blood engendered by the attacks on Wulsten and the Germans in the *Chieftain* led in a short time to the McBride-Wulsten shooting affray which is described adequately in the excerpts from newspapers reprinted below.

In March, 1870, the Germans reached their destination and went to work at once breaking ground and putting in crops, building houses, roads and bridges. Temporary cabins were erected by the company to house the colonists. A colony garden of thirty acres was planted. The land around Colfax<sup>1</sup> was surveyed and lots about one acre in size were distributed among the members. The petition to Congress for a joint land grant did not receive favorable notice; consequently, until individual colonists could take up land under the regular land laws, the Germans were squatters on the public domain.

From time to time conflicting reports about the success of the German colony came down from the Wet Mountain Valley. Some correspondents emphasized the industry and thrift of the Germans and marvelled at the rapidity with which they had built their cabins and put in their crops. That there was friction among them could not be denied because in July, after a report had been made by an investigating committee, the colony was reorganized. Wulsten, who had gone to Washington on behalf of the proposed land grant, was not deposed but he was the center of the disturbance and in September resigned as president of the colony. By autumn temporary failure was apparent; some of

<sup>1</sup>The site of Colfax was on what is now the Hartbauer ranch seven or eight miles south of Silver Cliff.



those who had not already abandoned the colony were afraid that they might starve during the coming winter if help from the outside were not obtained. In October a petition was sent to Governor McCook asking for government rations. In November or December supplies were sent to the Germans by the business men of Denver, and the condition of the colonists was relieved somewhat by the fact that during the winter their saw mill was operated for the manufacture of shingles which were sold to Ferd. Barn-dollar & Co. of Pueblo. Late in December the colony store—and with it the records of the colony—burned. It is difficult to say just when or how the colony came to an end. Some of the colonists had left in the late summer, autumn or early winter for Pueblo, Cañon City or Denver. Some stayed on until the following spring. Others remained in the valley, made an informal division of the movable property, took up government land and became prosperous. A few of the original colonists and many of their descendants are still to be found in the Wet Mountain Valley.

There are several reasons for the failure of the German Colonization Company. Their inexperience as farmers, the delay in getting in the first crop, the early frost in the summer of 1870, all helped make their first attempt at farming a failure. Those who stayed to try again found that wheat, oats, hay, potatoes, small fruits and practically all vegetables except tomatoes can be grown in the Wet Mountain Valley. Wulsten, the leader, was hot-headed, arbitrary, domineering, excitable and impracticable. There were obvious advantages in co-operation but sufficient care was not taken to guard against some of the equally obvious disadvantages. The skilled and the unskilled, the lazy and the energetic seem to have been put on the same footing; all received the same credit on the company's books for a day's labor. Naturally the capable and industrious were dissatisfied. As one of the surviving members expressed it a few years ago: "There was too much *Kommunismus*."

About eight years after the disruption of the colony, Wulsten, who was then acting as a civil and mining engineer in Rosita and Silver Cliff, wrote an article in which he called attention to the prosperity of those members of the colony who had stayed in the

valley he had helped select for them. "Collectively a failure," wrote Wulsten, "it has individually become a distinct success, for every family which entered 'El Mojada' is today in perfectly independent circumstances."<sup>1</sup>

### UNION COLONY

Next in point of time came the famous Union Colony which was organized in New York in December, 1869, by Nathan Meeker, agricultural editor of the New York *Tribune*. The colony town of Greeley, which was established in the spring of 1870, was named after the editor of the *Tribune*, who had long been interested in projects of a humanitarian nature, and who had naturally given aid and encouragement in the launching of this colony undertaking. Inasmuch as the Union Colony records were published in the first volume of this series,<sup>2</sup> no attempt will be made here to discuss its interesting history. The fame and success of the experiment at Greeley called attention to the colony plan of settlement, and before the close of the year 1870 other colonies had been started on the plan of the Union Colony.

### CHICAGO-COLORADO COLONY

Of these the first and most important was the Chicago-Colorado Colony which was organized in Chicago in November, 1870, largely through the efforts of Colonel C. N. Pratt, General Agent for the National Land Company. Some time in September, 1870, he received a letter from William N. Byers, Denver agent for his company, in which six colony sites to the north of Denver, and within the bounds of the Denver Pacific land grant, were described briefly. Obviously Colonel Pratt was trying to work up a colony for Colorado because on October 14 he gave a free lunch to newspaper men and other interested persons; the food served was, according to newspaper reports, entirely from Colorado. On November 17 Byers wrote him that Mr. Meeker and General Cameron, the one president and the other vice-president and manager of the Union Colony, had gone to Chicago to aid him in his colony scheme.

<sup>1</sup>Prof. Carl Wulsten, "El Mojada, or the Wet Mountain Valley," in Binckley & Hartwell, *Southern Colorado*, 107.

<sup>2</sup>Willard, *The Union Colony at Greeley, Colorado*. University of Colorado Historical Collections, vol. I, Colony Series, vol. I.

In the course of his preliminary preparations Colonel Pratt had interested some prominent citizens of Chicago in the project as is shown by the names of some of the men who were present at the meeting held on November 22 at which the new colony was organized. This meeting was called to order by Mr. Sidney Howard Gay, of the *Chicago Tribune*,—perhaps with the thought that the Chicago paper should stand sponsor for the new colony as the *New York Tribune* had supported the one at Greeley; ex-Lieutenant Governor William Bross of Illinois was chosen chairman of the meeting and Mr. J. P. Reynolds, formerly secretary of the Illinois State Agricultural Society, was made secretary. Among those present were Nathan Meeker and General Cameron of Greeley who spoke, the one on the origin, the other on the methods, of the Union Colony, and on the opportunities for farmers in Colorado. A letter from Governor McCook of Colorado, who had been recently in Chicago and who may have helped Colonel Pratt arouse interest in the colony, was read commending the project. At this meeting the following officers were elected: president, the Reverend Robert Collyer, a prominent Unitarian preacher of Chicago; vice-president, Sidney Howard Gay of the *Chicago Tribune*; treasurer, William Bross, formerly Lieutenant Governor of Illinois; secretary, Colonel C. N. Pratt. In addition to these officers the Executive Committee was composed of the following men who were also chosen at this time: Mr. George S. Bowen of Bowen, Hunt & Winslow, dry goods merchants of Chicago; Mr. H. D. Emery, editor of the *Prairie Farmer*; and Mr. S. D. Kimbark. Seventeen joined the colony at the first meeting by the payment of the initiation fee of five dollars. It was announced that others might join on application at the Chicago office of the National Land Company.

According to the constitution, which seems to have been adopted by the Executive Committee sometime within the next two weeks, only temperate people of good moral character could become members of the colony. As in the Union Colony the initiation fee was put at five dollars and the membership fee at one hundred and fifty dollars. The sum of one hundred and fifty-five dollars, however, as both the Union Colony and the Chicago-Colorado Colony were to learn from experience, was not sufficient

to buy the land promised to the colonists and to irrigate it properly. Memberships in the Chicago-Colorado Colony were limited to one thousand; each member was entitled to select a tract of land within the colony limits, the size of which was to vary from five to forty acres depending on the distance from the town site. Members also had the privilege of purchasing one business and one residence lot at a cost of twenty-five to fifty dollars per lot according to location. All the farm lands were to be put under water at the expense of the colony. Members were also entitled to buy undistributed land at a price to be fixed by the Executive Committee, provided, however, that no individual should own more than one hundred and twenty acres of land under irrigation ditches built by the colony.

A campaign for members was started at once. A descriptive pamphlet was prepared, and, according to newspaper reports, about one thousand copies were distributed before the colony was one month old. Ninety-four members joined before January 1, 1871; by the end of May, 1871, there were 390 names on the membership list. Of these 151 gave Illinois as the state of their residence. Colorado took second place with eighty-nine names. The large number of "colonists" from Colorado is explained by the fact that most of the people already living in or near Burlington, the site chosen for the colony, joined it. Massachusetts was given as the state of thirty-six; from Michigan there were eighteen; from New York, seventeen; from Wisconsin, eleven; from Connecticut, ten. Twelve other states—mostly northern—and Canada were represented by members ranging in number from one to eight. Not all of those who took out memberships came to Colorado. Several prominent business and professional men of Chicago became members of the colony with no thought of settling in the West: with some it was an investment; others thought of the good they could do by helping found an agricultural colony.

In January, 1871, the locating committee consisting of Mr. H. D. Emery, editor of the *Prairie Farmer*, Judge Seth Terry of Rockford, Illinois, and Mr. J. P. Kelley of New York, personal representative of Mrs. Elizabeth Thompson of that city, who had taken out twenty-five memberships for the benefit of her poorer friends, accompanied by Mr. H. J. Hall of Chicago and Mr. W.



Holly, visited prospective sites between Denver and Greeley. On this tour of inspection they were guided by William N. Byers of Denver. The site selected was near Burlington in the north-east corner of Boulder County. It was a region of good farming land, well watered by the St. Vrain, Left Hand and Boulder creeks. A contemporary observer, who had no interest in the colony, approved the location, writing:

I think the location the best of any colony in the territory, since it is contiguous to the mountains, where it must eventually find a market for its products, and adjacent to the settlements that extend along the mountain range the entire width of the territory. It is convenient to coal both at Erie and Boulder, is supplied with lumber from the mountains, and is well watered.<sup>1</sup>

The choice of the locating committee was approved by the members of the company at a meeting held in Chicago early in March and the name Longmont was given to the new colony town which was laid out about half a mile north of the hamlet of Burlington.

In March, 1871, the colonists began to arrive in Longmont. By the middle of April nearly one hundred persons were living in the Colony House, a temporary lodging place erected by the company for the use of members and their families until they could erect houses or cabins for themselves. At a time when there was fear that enough of the members would not be on the ground in time to put in the spring crops, there was talk of planting part of the land as a colony farm; this co-operative experiment was not tried, however, because of the early arrival of the colonists. Colony activities were confined to such undertakings as the purchase and distribution of town and farm lots, digging irrigation ditches, the laying out and beautifying of the colony town, and governing it until it was incorporated in 1873.

In April, in order to expedite the distribution of land, the method of apportionment laid down in the constitution was modified. It was voted that 350 members should be allowed, in full satisfaction of membership, to pre-empt or homestead eighty acres of government land within the bounds of the colony, that these lands should be put under water at the expense of the colony,

<sup>1</sup>Tice, *Over the Plains and on the Mountains*, 149.



and that members who chose this option should also be given an "average" residence lot to be designated by the trustees. It was also voted that fifty members should be allowed to take three town lots—one business lot and two residence lots, or one residence lot and two business lots—to satisfy their membership.

Few of the original officers of the colony came to Colorado. Although absentee rule worked no great hardship on the colonists, this anomalous situation was ended on May 2 when new officers were chosen mainly from the resident members. Judge Seth Terry was elected president; Burton S. Barnes, vice-president; Frank C. Garbutt, secretary; and John Townly, treasurer. To the Executive Council were added at this time William Bross of Chicago, Joseph Mumford, E. J. Coffman and Rienzi Streeter.

On June 8, 1871, it was announced that 415 colonists were in Longmont and vicinity, and that fifty or sixty buildings had been erected. Judging by contemporary accounts the building in which the early colonists took greatest pride was the Town Hall and Library, the gift of Mrs. Elizabeth Thompson of New York. Mrs. Thompson, the fairy god-mother of the young colony, paid a visit to Longmont in June, 1871, and gave a strawberry festival to celebrate the opening of the Library to which she had given some three hundred books. To Colonel Pratt the colonists were indebted for the bell which hung in the tower of the building and for the organ which graced the "Lyceum Room."

The founders of Longmont intended that it should be a pleasant place in which to live. On an early map<sup>1</sup> of the colony town approximately three blocks are set aside for a "Lake Park"—perhaps to remind Chicagoans of Lake Michigan. A visitor to Longmont in June, 1871, states that work was then in progress on an artificial lake in the northwest part of the town. On account of the scarcity of water this project was soon abandoned; in this instance the triumph of utility over beauty was so complete that even the memory of the lake has almost disappeared from Longmont. On this map two other parks are shown—Thompson Park and Collyer Park. Another square is marked "Reserved for

<sup>1</sup>This map, a copy of which is at the University of Colorado, is not dated; it probably was made in 1871. See post p. 218.

University,"<sup>1</sup> while two squares are set aside for "County Buildings" and six "Church Lots" are shown in choice locations.

In July, 1871, according to an advertising pamphlet issued by the colony, Longmont was in a flourishing condition. It was stated that 275 plots of land, varying in size from five to forty acres, had been taken up, as well as 357 residence lots and 307 business lots. Of eight-foot irrigation ditches, fourteen miles had been constructed; of four-foot ditches, nine miles. Practically all the lines of business and all of the professions that one would expect to find in any well established town of this period were already represented in Longmont; indeed, the medical profession with its four practitioners must have been overcrowded since, as the colony promoters assure us, Colorado was a very healthful place in which to live.

The Chicago-Colorado Colony was fortunate in its location, in the character of its early settlers and, on the whole, in its management. It had its ups and downs, however. As at Greeley the combined initiation and membership fee of \$155 proved to be inadequate to pay for the land purchased from the railroad company and for the construction of the necessary ditches. Being able to pay only about ten per cent of the contract price of the railroad lands, the colony assigned the lands to the settlers, who were expected to pay the balance due. Owing to irregularities in filing on government land others of the colonists found that their land titles were in dispute.<sup>2</sup> The ditches that had been built proved inadequate to water all of the land under them, and a plague of grasshoppers in the summer of 1871 added to the troubles of the farmers. David Boyd, historian of the Union Colony, attributed the difficulties in the early days in Longmont to the fact that the leaders did not intend to make Colorado their home and that the people had no "great principle to rally around." Greeley found this principle in its devotion to temperance and morals. Longmont was temperance town, according to the constitution of the colony, but, says Boyd, its adhesion to pro-

<sup>1</sup>Burlington had already aspired to become a university town; in the territorial legislature in January, 1870, an attempt had been made to change the site of the proposed University of Colorado from Boulder City to Burlington. Willard, "The Early Days of the University of Colorado," in *University of Colorado Studies*, X, 19.

<sup>2</sup>Puffer, "The Organization and Early History of Longmont," MMS. Thesis in University of Colorado Library.

hibition was only half-hearted and "it was but a short time after the settlement was made, until one of their papers commenced to advocate the opening of saloons for financial reasons."<sup>1</sup>

### ST. LOUIS-WESTERN COLONY

On November 29, 1870, one week after the first meeting of the Chicago-Colorado Colony, a similar project was launched at Ayres Point,<sup>2</sup> Illinois. The leader in this movement was the Reverend Andrew C. Todd of Ayres Point, who had been in Colorado in the summer of 1870, and who had become interested in the organization of a colony among his friends and parishioners of the Reformed Presbyterian (Covenanted) Church. At first the colony was called the Western Colony but during the winter of 1870-1871 the headquarters of the organization was moved to St. Louis, and the name changed to the St. Louis-Western Colony. In the organization of this colony two agents of the National Land Company, Colonel C. N. Pratt and William N. Byers, were interested as was also Mr. J. H. Pinkerton of Greeley, a trustee of the Union Colony. The interest of the National Land Company and its agents is obvious; while in Colorado in the summer of 1870 Mr. Todd had talked to Byers, and later corresponded with him, about a colony site eight or ten miles east of Denver within the limits of the Kansas Pacific land grant. Pinkerton's interest in the enterprise was not so apparent at the time. Boyd of Greeley suggests that Pinkerton, because he could not have his own way in the Union Colony, wished to establish a rival to Greeley near at hand.<sup>3</sup> However that may be, Pinkerton, who had been brought up near Ayres Point, proposed to Byers, Denver agent for the National Land Company, that he be permitted to return to Illinois and help work up the proposed colony, and be given a share of the commissions from the sale of land in case the colony settled within the limits of the railway land grants. At first Byers did not take kindly to the suggestion but Pinkerton was finally allowed to go to Ayres Point with the understanding that he receive transportation from the National Land Company

<sup>1</sup>Boyd, *A History: Greeley and the Union Colony of Colorado*, 185.

<sup>2</sup>Ayres Point is now known as Oakdale; it is in Washington County.

<sup>3</sup>Boyd, *A History: Greeley and the Union Colony of Colorado*, 174.

and pay for services actually rendered. Pinkerton was present at the meeting at which the Western Colony was organized, and was chosen one of the trustees of the company. As Byers pointed out in a letter written in 1872, Pinkerton expected to be recompensed for his time and trouble by inducing the prospective colonists to settle in and around the town of Evans in which he was interested.

Evans had been laid out in the autumn of 1870 by men interested in the Denver Pacific Railroad Company. From October, 1869, to June, 1870, it was the southern terminus of this railroad, and during these months enjoyed a period of boom prosperity. Buildings were erected in Evans, and men speculated in town lots with the expectation that it would become the chief town between Denver and Cheyenne. When Evans was laid out it was known that it would not long remain the terminus of the Denver Pacific but men saw no reason why the town at the crossing of the Platte should not become the metropolis of northern Colorado even though the railroad were finished to Denver. Evans was the county seat of Weld County; it was in the midst of a rich farming district and was far enough from Denver to have a large area tributary to it. In spite of these advantages and prospects Evans was as dead by mid-summer 1870 as it had been lively in the autumn of 1869. As had been expected the railroad line had been completed to Denver, and Evans had lost the advantage that came to the town at the "end of track." The unexpected happened, however, and a rival town, Greeley, was started only four miles away. It was the establishment of Greeley, which grew "like Jonah's gourd during the summer of 1870," that deprived Evans of its chance to grow into an important town. So dull were times in Evans and so brisk was business in Greeley that buildings were moved from Evans to Greeley in the early days of the Union Colony. As a reporter for the *Daily Colorado Tribune* put it: "Your correspondent has been informed that nearly every house in Evans is for sale and can be purchased by the Greeley colony. Cities rise and fall like bubbles on the water, and as Greeley rises, Evans falls."<sup>1</sup> But what of the men who had laid out Evans, and who had speculated in town lots? They found

<sup>1</sup>*Daily Colorado Tribune*, May 26, 1870, in Willard, *The Union Colony at Greeley*, 259.



relief, as Pinkerton had hoped, in the St. Louis-Western Colony. Pinkerton had come back to Colorado as a member of the locating committee of this colony. On the committee with him were Mr. Todd, Mr. C. F. Hartman, later editor of the *Evans Journal*, and three others. Largely through Pinkerton's influence, Evans was selected as the site of the colony. Evans had its good and its bad points as a colony town. It was doubtful whether another town would thrive so near Greeley; the gambling hall and liquor saloons of Evans did not furnish a suitable environment for a community of Covenanters. On the other hand, the land around Evans was good, and water was at hand for irrigation. The Denver Land Association, a subsidiary company of the Denver Pacific Railroad Company, which at this time owned most of the unsold lots in Evans, offered favorable terms. It agreed to give the colony a two-thirds interest in all its unsold land in Evans in return for which the colony was to sell all the lots and pay the Land Association one-third of the money received. In addition the colony agreed to buy 1,600 acres of land adjoining Evans for \$12,000. The colony was also to locate one hundred heads of families in and around Evans within one year, and was to construct an irrigation ditch for the use of the town. The money the colony derived from the sale of its interest in the town lots was to be spent in the improvement of Evans.

Although a copy of the constitution of the St. Louis-Western Colony has not been found by the editors of this volume, an examination of the records of the Clerk of Weld County indicates that the colonists in return for a membership fee of \$150 were each entitled to a tract of farm land adjoining Evans; these tracts were five or ten acres in size, depending on the location. According to newspaper summaries of the constitution, members of the colony had also the privilege of buying additional lands at reduced prices and, of course, of taking up government land under the pre-emption or homestead laws. As at Greeley and Longmont irrigation ditches were built by the colony: the first ditch was finished in June, 1871; the contract for the first section of the second ditch was let in October of that year.

For a time Evans prospered. In the summer of 1871 estimates of the number of people in the town varied from 500 to



650. The rivalry of Greeley, however, was too great a handicap to be overcome. The business management of the St. Louis-Western Colony was not good. "Andrew C. Todd, though an excellent preacher and a man of many personal attractions, was not a man to head what was essentially a business enterprise."<sup>1</sup> To men opposed to the use of intoxicating liquors, the fate of Evans was just what might have been expected from its tolerant attitude toward saloons and pool halls. As one of the men of Greeley wrote, "It is not often that neighboring towns start out with such entire coincidence of time and natural advantages, that the fact that the inhabitants of one *may* and those of the other *may not* manufacture or sell intoxicating beverages constitutes the only essential distinction between them." This writer, Boyd, adds, however, that the character of the soil was in favor of Greeley and expresses the opinion that the Union colonists were people of greater energy, courage and resourcefulness than their Evans neighbors.<sup>2</sup> Andrew C. Todd, founder of the colony, is reported to have said shortly before he left Evans in 1890, after twenty years service as pastor of the Reformed Presbyterian Church, that "the Devil had a mortgage on the town and it looked like he would foreclose it."

#### SOUTHWESTERN COLONY

In the case of the Southwestern Colony the sale of lots in the colony town of Green City so overshadowed all other aspects of the venture that it hardly deserves the name of a colony. It was really a town site speculation. The promoter was Colonel D. S. Green of Memphis, Tennessee, formerly of the firm of Green and Glaze of Denver. The "colony" was organized in Memphis in the autumn of 1870. Some of the differences between this colony and the Union Colony or the Chicago-Colorado Colony are shown by a comparison of their constitutions; more important differences appear in their histories. According to the constitution of the Southwestern Colony there was no initiation fee and no farm land was secured by the payment of the membership fee of one hundred dollars. The members were promised, however, one lot in the town site, one share in the joint stock colony farm, special trans-

<sup>1</sup>Willard, "Evans and the Saint Louis Western Colony," in *The Trail*, March, 1919, 11.

<sup>2</sup>Boyd, *A History: Greeley and the Union Colony*, 180-181.

portation rates to the colony, the privilege of locating under the pre-emption or homestead laws 160 acres of government land in the vicinity of the colony, and a water right adequate for the irrigation of 160 acres of farm land and the town lot. In addition each member had the privilege of buying as many town lots as he pleased and not more than fifty shares in the colony farm. Each member was liable to a further tax of not more than fifty dollars for the purpose of defraying the cost of digging irrigation ditches and "for other expenses." It is obvious that one of the inducements held out to members—the privilege of taking up government land in the vicinity of the colony—was of no real value since the same right belonged to other citizens of the United States irrespective of their membership in this colony. The land, however, was not worth much without water, and the colony did promise to irrigate the land of its members. Each member of the colony was a member also of a subsidiary organization, which probably existed only on paper, called the Colony Joint Stock Farm. This company, according to the prospectus, was to administer for one year a tract of land set aside as a colony farm. At the end of one year, or later if by consent the arrangement were continued for a longer time, the stock and produce raised on the farm were to be sold and the proceeds divided among the shareholders. This plan, which apparently was suggested as a temporary expedient to insure a crop the first year, seems not to have been put into effect.

A location for the colony was selected on the Platte river about twenty-seven miles below Greeley near the site of the present town of Masters. Inasmuch as this was outside the district of railroad land grants, the colonists expected to get land from the government. The colony owned no land except the site of the town which was held for a time in the name of David S. Green, President of the Board of Trustees. Colonel Green, founder of the colony, filed on two half-sections of government land<sup>1</sup> and this was divided into lots for the colony town which was named Green City or Greensboro. In the office of the Weld County Abstract Company at Greeley there is preserved a copy of the

<sup>1</sup>N.  $\frac{1}{2}$  of Sect. 29 and the S.  $\frac{1}{2}$  of Sect. 20, T. 4 N., R. 61 W.

original plat of the town dated 1872. Two hundred and thirty-four blocks or squares were laid out into 5,456 lots of which all but ninety-six were 25x150 feet in size. The streets were laid out in checker board fashion. The east and west avenues were numbered; the north and south streets were named after certain states, mainly southern and western. In the center of the town there was to be a public square while four blocks in the four quarters of the town were reserved for parks to which were given the names Monte Vista, Loma, Waverly and Richmond.

Taking advantage of the colony idea and the get-rich-quick-spirit, Colonel Green and his associates began to sell lots in the new paper town. To Peter B. Wills, "General Superintendent of the Colony," Green turned over by deed dated June 24, 1871, 896 town lots. On August 11, 1871, 506 lots were sold by the promoter to Thomas M. Barna of Shelby County, Tennessee. Another of the associates was Alexander Pace. These men were speculators; they sold lots to *bona fide* colonists and to others who expected to get rich from their holdings in Green City. An idea of the magnitude of the business done by these men is obtained from an examination of the real estate transfer records of Weld County. Between June 4, 1871, and July 28, 1871, Peter B. Wills deeded 174 lots in Green City to sixteen different residents of Petersburg, Virginia. The number of lots purchased by one person, in this particular series of transactions, varied from one to seventy-two; the considerations mentioned in the deeds from \$20 to \$1800. Boyd's estimate that the promoter and his associates received at least \$60,000 from the sale of lots seems not to be an overstatement of the facts.<sup>1</sup> Obviously an extensive advertising campaign was carried on by the managers of the "colony," especially in the southern and border states. The purchase of a town lot conferred membership in the colony, and membership entitled the purchaser to reduced rates from the East to Colorado. Some joined the colony on account of this inducement. Others expected that Green City would become an important town—perhaps a great river port. One advertising lure, which the editors have not been able to verify by documentary evidence, was a

<sup>1</sup>Boyd, *A History: Greeley and the Union Colony*, 189.

circular showing a picture or engraving of a steamboat tied to a wharf in Green City!<sup>1</sup>

The colonists began to arrive in Green City in the spring of 1871. In June of that year it was reported that sixty-five or seventy were on the ground; throughout the summer glowing reports about the colony and its prospects appeared from time to time in the Denver papers. In December, 1871, there was a note in the Greeley *Tribune* stating that the Green City colonists "were passing through the Winter well, and that they expected large accessions from England next Spring."

If Greeley grew as Jonah's gourd, Green City withered almost as rapidly. In the light of what has been written about the methods of the promoters of the Southwestern Colony, it is evident that the venture was foredoomed to failure. An attempt was made to dig an irrigation ditch but this came to nothing because the ditch was so long and ran through so much sandy soil that practically all the water disappeared into the ground before it reached its destination. The *bona fide* colonists soon came to feel that they were victims of mismanagement and fraud. In 1872 the colony was reorganised, Colonel Green being removed from the presidency; the name of the town was changed from Green City to Corona. Under the new management and name an attempt was made to establish the colony on a firm basis—but in vain. The panic of 1873, the postponement of construction of a railroad along the Platte from Denver to Julesburg, and an inadequate supply of water for irrigation are some of the reasons given for the failure of the colony even after its management passed from the hands of speculators into the control of men really interested in colonization. Of Green City not a trace remains at the present time.

The success of certain colonies and the publicity given the movement led quickly to an indiscriminate use of the term. Newspapers soon began to refer to any group of prospective settlers, even if small and unorganized, as a colony. The promoters of new towns took advantage of the colony idea to interest people

<sup>1</sup>Mr. A. J. Allen of the Weld County Abstract Company states that he has seen this advertisement and that letters are still received occasionally by his company from people asking if deeds to lots in Green City have any value.



in their offerings. In the section of this volume headed "Miscellaneous Colonies" a few excerpts from newspapers are reprinted to illustrate the local interest in colonies and the wide variety of projects called by that name. Of these miscellaneous colonies the Georgia group perhaps best deserved the name of a colony, but even here there was no community action in the occupation of land. The Georgians did settle in the same vicinity, Huerfano County, but this action can be explained by their desire to keep alive old friendships. The town development companies were not real colonies even though they sometimes took that name. Their business was legitimate and they served a real need in the young territory. Some of the towns laid out in this manner have flourished, notably South Pueblo, Colorado Springs and Fort Collins. To others, such as Platteville, New Memphis and Monument, fate was not so kind. Out of a mass of material available on the town companies of this period, a pamphlet on Platteville and two articles on the "Fountain Colony" at Colorado Springs have been included in the last section of this volume.

In August, 1871, the *Denver Tribune* estimated that 2725 people were living in the various colony towns in the territory, and that within the preceding twelve months Colorado had gained fully five thousand inhabitants as a result of the colony movement.<sup>1</sup> The colonists, on the whole, were good, substantial citizens—excellent stuff out of which to build a State.

<sup>1</sup>*Denver Daily Tribune*, Aug. 8, 1871.



COLONIZATION IN COLORADO  
GENERAL





# COLONIZATION IN COLORADO

## GENERAL

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### AN ACT<sup>1</sup>

AMENDATORY OF CHAPTER EIGHTEEN OF THE REVISED STATUTES  
OF COLORADO CONCERNING CORPORATIONS.

BE IT ENACTED BY THE COUNCIL AND HOUSE OF REPRESENTATIVES  
OF COLORADO TERRITORY:

SECTION 1. That in addition to the companies or corporations which may now be formed or organized under the provisions of the act to which this is amendatory, any three or more persons may associate themselves together for the purpose of aiding, encouraging and inducing immigration to this Territory; and such company, when organized according to the provisions of this act, may purchase, acquire, hold, possess, sell, convey and dispose of lands, town lots, and other property, whether real, personal or mixed.

SEC. 2. Such incorporated company shall be formed and organized in the same manner as required by section one of the chapter to which this act is amendatory; and the provisions of said chapter and all acts amendatory thereto shall apply to such incorporated companies, as far as the same are applicable; and such incorporated companies shall be invested with and entitled to the same powers, rights and privileges as are other companies which have been or may be incorporated under such chapter or any of the acts amendatory thereto.

SEC. 3. Any company formed and organized under the provisions of this act, may continue in existence for the period of thirty years. . . .

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### [OPPORTUNITIES IN COLORADO.]

<sup>2</sup>But there is a constant demand for honest labor, and those who have no capital but their muscle, cannot do better than in

<sup>1</sup>*General Laws, Joint Resolutions, Memorials and Private Acts, Passed at the eighth session of the Legislative Assembly of the Territory of Colorado.* . . . 1870, p. 13.

<sup>2</sup>Farrell, Ned E., *Colorado, the Rocky Mountain Gem, As it is in 1868* (Chicago, 1868), 59-60.

Colorado. If they do not get above their business when they arrive, they need not starve, as they are doing by thousands in our large cities and in Europe. Co-operative clubs might be formed in every settlement in the east, of 10 or 20 persons, assessing the members enough to pay the expenses of one or two of the party, who could go ahead and select a location for the balance. This would be a saving of time and expense on the part of many, who can ill afford to spend a hundred dollars and their time for the trip, but could work and help pay for some one else to go in their stead.

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### OUR FIRST DECADE<sup>1</sup>

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An Address Delivered at the Fourth Annual Exhibition of the  
Colorado Agricultural Society at Denver, Saturday,  
September 25, 1869, by W. R. Thomas.

Mr. President, Ladies and Gentlemen:—The annual exhibitions of this society have always been events of interest and pleasure to all who are concerned in the material growth and progress of Colorado. While the present occasion is no exception to the three which have preceded it, it may also serve to mark another event of more than usual significance in our history. Ten years have passed since the first settlement of Colorado—ten years of adventure, toil and hardship; ten years of perseverance, hope and industry; ten years of progress; ten years of promise, never so promising as now when, standing at their close, we review the past, and gather new hope and new encouragement for the future. To us this period must always be one of peculiar interest; and at this time, amid these evidences of growth and prosperity, and with this large assemblage, representing every branch of our productive industry, I know of no theme so appropriate, as that which shall illustrate our social and material progress, and sum up the results of OUR DECADE.

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In my remarks on this occasion, I shall not confine myself to Agriculture alone. If I understand correctly, Mr. President, the

<sup>1</sup>*Daily Rocky Mountain News*, September 25, 1869, p. 2.

purposes and aims of this Society, its object is to promote all our territorial industries, and to encourage production in every department of our material wealth. Such being the case, no annual address would be complete without a liberal review of our progress in mining, manufactures, and pastoral pursuits. Especially would this be true on this particular occasion, and at this particular period of our history. Regarding agriculture, however, as the true basis of all national wealth, and the true foundation of material growth, I shall naturally give it that preference which its importance imperatively demands.

The agricultural portions of Colorado divide themselves into three great sections, separated by natural geographical boundaries, and each constituting a system of valleys with rich lands and an abundant supply of water. The valley of the Arkansas river is the largest and most extended of these sections, and may properly be termed the first. The second is the valley of the Platte and its branches, while the third will be found in the valley of the Rio Grande and its branches, beyond the *Sangre de Christo* range. Along all of these streams, and especially along their numerous tributaries which flow from the mountains, are rich and fertile bottom lands and productive uplands capable of raising all of the grains and every variety of vegetables. The necessity for irrigation, however, has thus far confined settlements almost entirely to the valleys, and it is only within the past three years that our farmers have begun to discover that the high lands are equally as valuable for purposes of agriculture, as those which lay on the immediate banks of streams. This fact should be followed by another statement, and that is that all of our lands are valuable for agriculture wherever they can be reached with water sufficient for irrigation. Our available farming lands, therefore, are limited by the amount of water which our streams can furnish. How many acres this may be, I have no reliable data for estimating, but the number of acres which can be reached with water by a judicious system of irrigation has been estimated by an eminent engineer to be 4,000,000, and I think can safely be placed at 6,000,000. With the construction of Artesian wells, the amount of arable land would be limited only by our boundaries, excepting, of course, portions of our mountainous region. The soil of these

plains is unsurpassed in fertility. Enriched by the flow from these mountains for centuries, it awaits only the labor of the husbandman, and the fertilizing power of water to yield the richest returns to industry. The great American desert still stands upon the map. The makers of school geographies have not yet crossed the plains or visited the Rocky Mountains. But you, citizens of Colorado and pioneers of the republic, have taken possession of this so-called desert but which is really the heart of the great central region of the continent, a country rich in the resources of a nation, and which yields the largest returns to well-directed labor. You have transformed the desert plain into a garden; have introduced a new system of agriculture; have produced enough to feed our own people and sent the surplus to make the bone and muscle for the men who built the Pacific railway; have met all the demands of the government for supplies for its troops within the Territory, and in some cases outside of it; have sold your vegetables on the Missouri river at a profit, and astonished the merchants of St. Louis and Chicago with your wheat and flour; and finally have made a collection of products here to-day which is the admiration of all visitors, but to those who read of it it will seem only like an idle tale.

The present season has been one of unexampled prosperity. The crop for 1869 is larger than for any preceding year, and upon a careful estimate will reach the following figures: Wheat, 675,000 bushels; corn, 600,000 bushels; oats and barley, 550,000 bushels; vegetables and potatoes, 350,000 bushels; which with the hay and dairy product, will have a market value of not less than three and one-half millions of dollars. This is an increase of at least one-third over 1868. The average of the yield of grain to the acre is far above that of the older States. Wheat can be safely placed at from twenty-eight to thirty bushels per acre; oats and barley at thirty-five bushels; corn at forty bushels, and potatoes at one hundred bushels. With a more careful culture of the soil, a more general use of fertilizers, and greater care in irrigation, these averages can not only be maintained but increased. To these subjects our farmers pay too little attention. The desire for large farms is too prevalent, and too many choose to cultivate largely, rather than to cultivate well. Many reasons can be assigned for



this: High wages and high prices, a desire to become suddenly rich, and the large yield already obtained even from insufficient culture, are all causes which have led our Colorado farmers to adopt a too careless method of cultivating the soil. These evils do not, however, exist in our Territory alone, but are common in all new States. . . .

Turning from agriculture, in which so much has been accomplished, the mineral resources and the mining development of Colorado naturally claim our attention, as the next topic of interest. When I assert that within our Territory are rich lodes of gold and silver, as well as extensive deposits of iron, copper, lead and coal, I repeat only what is well known to every person within the hearing of my voice. The past ten years have been one continued period of discovery, each year adding to our knowledge of the wealth which lays imbedded in yonder mountains. In its development we have only made a beginning. There, in those Rocky Mountains, are mines of sufficient magnitude to employ all the surplus labor and capital of the nation. In the work of opening these mines fair progress has been made, but not so great as it ought to have been had a wiser course been pursued, and economy in the use of money, well-directed labor, and judicious management been the ruling characteristics, rather than reckless expenditure and wild, ungovernable speculation. To discuss past errors in the conduct of our gold and silver mining, however, is not my duty here to-day. The good times are at hand and for two years past mining has been steadily advancing to the basis of a legitimate business and has been conducted with greater care and economy, and with more system and intelligence. The increase in our yield of bullion is ample evidence of this fact. In 1868 our bullion product was between \$2,750,000 and \$3,000,000, while in 1869, I believe I may safely say that it will reach \$4,000,000. This amount is at least double that of 1867. With the present activity, the reduction which has been made in expenses of all kinds, a continued economy, and the growing familiarity of our people with methods of mining and reducing ores, there is no reason why we may not expect a similar increase in next year's production. The gold and the silver are *there*—those mountains are rich in the precious metals, and await only capital and labor to yield up their

treasure to the hand of industry, and pour their hidden wealth into the lap of the nation's commerce.

Our coal mines have been developed to an extent more than sufficient to supply all the wants of the Territory. When our railways are completed and a new impetus given to our various industries, they will be more than capable of yielding enough to supply any demand for the combined purposes of manufacturing, smelting, railways, and for fuel for the fire-side. These coal beds, which crop out all along the base of the mountains, are among the most valuable of our resources, and their existence assure us that no fear of a future scarcity of fuel need ever be felt, and also of a large amount for export.

In the development of our iron, copper and lead mines but little has been accomplished, but enough has been done to assure us that these metals exist here in large quantities; and the day is not far distant, when the market demand shall be sufficient, and labor and capital more abundant, when they will be turned to account, and add new sources of wealth and income to our people.

The mining resources of Colorado have not only opened to the Territory and to the nation new promises of wealth, but they have guaranteed a new pursuit to the young men of the country. To manage a mine successfully requires not only business capacity, but scientific ability. Here then is a pursuit, which no person can sneer at, which no man can call dishonorable, uniting various classes of ability, and inviting the young men of the nation to turn their attention from the already over-crowded professions to productive industry, to a pursuit which like agriculture, unites practice with science, and mental labor with bodily activity.

It has been said, Mr. President, that there is rivalry between mining and agriculture, and disputes exist in our Territory as to which is our leading pursuit. I must assert here to day, sir, that no such rivalry exists in fact. Both are prominent branches of production, both are elements of wealth and prosperity for the individual and the state as well as for the nation. Each depends on the other, the miner on the farmer for his supplies, the farmer on the miner for his market. One cannot languish without the other will feel a corresponding depression. . . .

A gentleman, now dead, but whose far sighted business ca-

capacity and enthusiastic confidence in the future growth and progress of Colorado has never had a superior among our citizens—I refer to Major W. F. Johnson—once remarked to your speaker: “Sir, if every blade of grass on yonder plains were blades of gold, I would not regard them so valuable as I do now.” “Why so?” I asked, not catching at once the idea he intended to convey. “Because, sir,” he said emphatically, “the gold would soon be gathered up by men; there would be no new crop, while those blades of grass will be renewed every year and will furnish grazing for countless herds for years to come. Those pastures are among the greatest of our resources, and stock growing, Sir, will become the most profitable business in Colorado.” The aptness of the illustration and the prophetic truth of the remark struck me forcibly at the time, and I stand here to-day to give expression to the same idea, and to repeat the same assertion. In every portion of our Territory, from the Cach a-la-Poudre to the Rio Las Animas, on the “divide,” on the Arkansas and the Platte, in the San Luis Valley and in the parks, within the foot hills of the mountains, and far down the valleys and streams which flow westward toward the Pacific, grow rich and nutritious grasses sufficient to feed and fatten thousands of herds of horses, cattle, sheep and goats, and presenting opportunities for successful and profitable stock raising never before offered to any people. Within three years these opportunities have been attracting more especial attention, are being taken advantage of, and our people now begin to realize how great a future is opened to the stock growing interests of Colorado. I am informed by intelligent stock men, that an animal can be raised to the age of five years at a total cost not exceeding \$10, or an average expense of \$2 per year. The only outlay is for herding, and for occasional feeds of hay during extreme cold winters. With this small expense, the margin for profit will at once be seen to be so large that we are able to compete successfully with Eastern stock growers, and can supply the markets of Chicago, St. Louis and even New York, with beef at a less price and with a larger profit to ourselves than any community in the country. In anticipation of our railway connections, large packing houses are being projected at convenient points, and the day is not far distant when the citizens of eastern States and cities

will be fed upon the beef which was raised upon these plains and fattened upon these grasses, and which for varied qualities of excellence is not surpassed in the world.

For sheep and wool-growing also, our opportunities are unequalled, and these mountains, both along their base and within their foot hills and their valleys, are capable of being made one of the greatest wool-producing sections of the country, the cheapness with which it can be produced being equalled only by the fineness of its quality. Already much has been done in this branch of production, and during the present season over 1,000,000 pounds of wool have been shipped to eastern markets at a profit, and is an evidence of what will be done in the future.

With such facilities for grazing, it would be strange indeed if our dairy business had not assumed the large proportions which it has. Our rich and abundant grasses, pure water, and favorable climate render Colorado one of the best butter and cheese making countries in the world. Already our people are supplied with their own home made dairy products, and with increased market demands, we shall not only do this but will be able to export to less favored States.

In noticing briefly our manufacturing interests I have only time to say, that in this branch of industry we have made a beginning. In different portions of the Territory are flouring mills, saw mills, lathe and shingle and planing mills, two foundries, two pottery works, works for the manufacture of fire and building brick, wagon and carriage manufactories, a tannery, and other establishments of lesser note, all in successful operation. Woolen mills and large iron foundries are projected, and the former is now in process of erection. Colorado has every advantage for becoming a flourishing manufacturing State. Here is the water power. Here is the coal for making steam. Here also are the raw materials, produced here cheaply, and which can be manufactured here cheaply. What more is needed save that market demand which will be an inducement to the capitalist to invest his money. When that demand comes, and it is coming, my friends, coming with the railways, coming with the people who are looking to our Territory and wishing to make their homes with us, coming with the future as it opens to us new days of prosperity, then shall we see the rise



of manufactures in Colorado and reap the benefits which always follow in their track.

Summing up, then, the results of our first decade, we have every reason to be proud of the past, and to rejoice at the present. In ten years we have opened a new country, and laid the foundations of a new State. We have developed by our industry four great sources of national wealth—agriculture, mining, manufactures, and stock growing. In their progress a taxable wealth of \$15,000,000 has been created, exclusive of our mines, which since their discovery have yielded an aggregate of \$45,000,000. We have become an exporting as well as a self-supporting people, the total value of our productions from our farms, mines, stock and manufacturies, being not less than \$10,000,000 for 1869. We have built towns and villages, erected churches and school-houses, and adorned our homes with all the pleasures and comforts of civilized life. We have formed a society out of various elements, peculiar in its organism and healthy in its tone; a society refined, cultivated and intelligent, which respects labor and does honor to manly endeavor; a society founded upon justice, and based upon sound principles of law and of order. In all this work we have braved much, endured much, conquered much. But to-day the crown is upon our brows, the wreaths of victory in our hands. Here on the grounds of this society are the evidences of our triumph. But not here alone do they exist. In every portion of our broad Territory are the proofs of our success. The fields of waving corn, the stacks of golden grain, the lowing herds, the heavy drop of the stamp mill, the heated furnaces, the rippling sluice boxes, washing out the golden sands, the hum of trade, the towns with their busy life, the happy homes, where comfort and contentment reign,—these are the results of our labor, these are the evidences of our victory. The pioneer's work is almost accomplished, and in a land of peace and plenty, with pride and with joy, he bids to-day the coming railways hail! Hail to the iron horse! Hail to the multitudes which follow his rapid course! Hail to the increase of production, the impetus to industry, the new days of prosperity which he brings! Hail to the progress of which he is the harbinger! Hail All Hail to the hopes inspired by his coming, whose full fruition will realize our brightest anticipations and cast new rays of light above the horizon of our western civilization.

## [Co-OPERATIVE COLONIES SUGGESTED.]

<sup>1</sup>We have frequently set forth in these columns the advantages which our territory offers to settlers. Not long since the attention of parties looking for a western home, was called to the facilities presented in this territory for the settlement in colonies. A further suggestion comes to us from the Iowa State Register. The writer proposes the organization of co-operative colonies. All goods, tools, and farming implements, are to be purchased on this principle, which will give them to the farmer at wholesale cost and carriage. The colony will make its own rules and choose such administrative officers as they consider necessary to carry out the objects contemplated. Such an organization is now being effected, and any further information can be obtained by addressing Com. Hunter, North Lewisburg, Ohio. The advantages claimed by this mode of colonizing are, that more and better farming implements will be at the command of the farmer, his purchases will be at cost on the ground, greater security afforded to person and property, and the facility for maintaining schools, churches, etc., will be the same as in communities of many years' growth. There are many rich and vacant valleys in Colorado that would furnish a charming and profitable home for such a colony, and we invite the attention of agent or committee in search of such a location, to examine our territory well before declining.

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IRRIGATION FOR ARABLE AGRICULTURE—PASTORAL AGRICULTURE.<sup>2</sup>

We have always thought that the system of irrigation as required for Colorado farmers was an actual benefit instead of drawback, and we have just come across a Washington telegram about the crops in the states for the present year, which goes to prove the truth of our belief. This report reveals striking facts in the agricultural industry of our continent, most interesting to the people of Colorado. The eminent feature of our whole area (75,000,000 of acres) is its *drift* formation, a surface soil resting upon a subsoil of gravel. Drainage is therefore everywhere per-

<sup>1</sup>*Daily Central City Register*, November 24, 1869, p. 4.

<sup>2</sup>*Daily Colorado Tribune*, December 16, 1869, p. 1.

fect. Artificial irrigation supplies the water at the times and in the quantities needed. Depth of soil, perfect drainage, uniform fertility in its composition, uninterrupted sunshine and facility of irrigation, secure to the cultivator of the soil in Colorado, as well economy in labor, as perfection in quality and quantity. We are free from the fickleness in the seasons which dwarf the crops of the *rainy states two hundred millions of dollars per annum* from what they ought to be! ! !

It will be the same with the fruit crop, when the time shall have been allowed for orchards, vineyards and fruit gardens to be brought into existence and careful culture.

Ours is the paragon of all *pastoral* countries. We have a universal area of *winter pasture*, which the slight snows protect and soften, but neither bury nor interrupt. Deeply rooted in the drift soil and universal over the surface, our grasses neither wear out nor fail from atmospheric vicissitudes. They renew and perpetuate themselves in full and infinite quantity and sufficiency round the year and through all the seasons. Short, dense and delicate of foliage above the surface, they root themselves firmly beneath, safe alike from atmospheric heats, winds and floods. Our land area sustains its grazing stock with a like spontaneous bounty, as the ocean breeds and feeds its cattle of fish.

The snows of winter classify and explain themselves by the climatic laws as do the slight summer rains. Our slight snow showers, constitute a light powder of minute frozen grains, which neither packs nor forms into any consistent icy covering, and seldom attains any considerable depth. This powder dissipates itself by insensible evaporation and absorption. Every grazing animal, unveils his food by a kick of his hoof, which scatters the dry powder hanging upon the grass tufts.

The immense multitudes of *aboriginal* stock, originally found very equally scattered from the Gulf of Mexico to the Athabasca, 3,000 miles of longitude, illustrate a prodigious pastoral capacity. The altitude of this longitudinal strip of the continent causes great uniformity in temperature and herbage. In temperature and food, it is found to be as genial to domestic animals as to aboriginal.

Incidental to this *spontaneous* production of animals for food and draft, come hides, wool, hair, horns and hoofs, which are the

raw material for leather, clothing and other cardinal manufacturing industries, to which catalogue dairy farming adds itself. Manual labor and culture of ground, for the furnishing of food for the production of all these articles, is dispensed with!

These facts arrayed in contrast with the following extracts from the official agricultural statistics of the older States, referred to above, bring out in shining relief the prodigious talent power possessed by the people of Colorado in the departments of culture by irrigation and pastoral agriculture:

Washington, Oct. 28.

The Department of Agriculture has just issued a preliminary report of the condition of the crops. *It says the great agricultural lesson of the country inculcates the necessity of draining and thorough culture. It is not an exaggeration to estimate the reduction this season from the alternate drowning and scorching of farm crops at \$200,000,000.* The general apprehension of a serious failure in the corn crop of the more northern States has been materially modified by the sunny weather in September and exemption from killing frosts to October 1st. Early frosts in some portions of the eastern and middle States checked ripening and left the frosted field in an immature and damaged condition. But the injury is comparatively slight in extent and limited in area, as the whole crop has had an unusually favorable maturing season, resulting in a very gratifying amelioration of the prospects for a supply of this important staple. Yet a full crop which should not be less than 1,150,000 bushels can by no means be expected. When the harvest is over and the local estimates are completed, the aggregate will attest a moderate yield, amply sufficient for all wants of the country. Had the spring wheat been equal to the winter, the whole crop would be enormous. Throughout the South the yield is unusually large, and the quality excellent. Fertilizers were liberally used in the Atlantic States, and improved implements were to some extent employed. A slight increase in the aggregate number of fattening cattle, as well as in the average condition, is reported. *Some of the States fail to maintain a full average, among which are New York, New Jersey, Kentucky and Illinois.*



## [COVERED WAGONS BOUND FOR KANSAS AND COLORADO.]

<sup>1</sup>The tide of emigration does not diminish. With winter fully upon us, the weather raw, cloudy, and uncomfortable, we still see the white covered wagons, in some cases almost houses on wheels, crossing the river from the Illinois shore, and passing on toward the west. And this is but an indication of the extent of this drifting population. The great mass of movers go by rail. Kansas and Colorado are the destined regions. So thoroughly well has [*sic*] the Denver Pacific and Kansas Pacific been advertised all over the country, that everybody is anxious to be a settler and a founder of a town along the line of these great highways. It is believed that no part of our country will show a greater influx of population next year, than the tract bordering the line from Sheridan to Denver and to the U. P. R. R. . . .

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ARTIFICIAL IRRIGATION.<sup>2</sup>

We have many questions from farmers wishing to locate in Colorado, on the subject of irrigation. The necessity for irrigating is evidently a great bugbear with many. It is a matter with which they are wholly unacquainted, and they very naturally overrate the trouble and expense. Now, in the first place, we believe the farmers of Colorado will sustain us in the assertion that the labor and cost of irrigation here are not greater than of common drainage at the East. For a hundred miles east of the mountains, across the entire width of the territory, the larger part of the land can be placed under irrigating ditches conveniently, and at a very moderate expense. The ditches once made are permanent, and they furnish the means for giving the crops just the amount of water they require, and at the right time, so that irrigation by this system has manifest advantages over dependence on the uncertainties of cloud and which may inundate the soil at one time and leave it parched and desolate at another. Artificial irrigation obviates all the possibilities of loss of crops by drouth or by excess of moisture, and puts into the hand of the farmer the power to regulate the matter according to his own judgment. The results are seen in the

<sup>1</sup>Letter dated St. Louis, December 16, 1869, in *Daily Colorado Tribune*, December 24, 1869, p. 1.

<sup>2</sup>*Daily Rocky Mountain News*, April 8, 1870, p. 1.



unrivalled grain and vegetables exhibited by our farmers. That farming where irrigation is artificial is easier and more productive than where rain is relied upon, we have not the slightest doubt.

But how to make a start, is the difficult question with many. There is not much land for sale under irrigating ditches already opened; nor is there a great deal still unoccupied that is so favorably situated that a farmer can afford to make canals solely for his own use. The difficulty is obvious, and its solution is equally so. The farmers must combine and share the labor and expense of opening canals and keeping them in repair—the latter item being a very trifling one. The necessity for such combination is a motive to settlement by colonies. For twenty or more settlers, taking farms adjoining and so situated as to be irrigated by ditches from a main canal, will find the original expense quite light; and by such combinations irrigation must evidently be secured in the new settlements opening and soon to be opened in our territory. The practical difficulty is not half so great as it seems to those not accustomed to this mode of irrigation. They should understand, also, that irrigation is not needed on the pasture lands, which furnish good grazing with such moisture as our occasional storms of rain and snow afford. Indeed very excellent grain is often raised without irrigation, though it is not wise to rely upon such crops.

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[LAND SALES BY NATIONAL LAND COMPANY.]

<sup>1</sup>During the twenty days, since the National Land Company opened their offices in Denver, they have sold 10,597 $\frac{1}{2}$  acres of the lands of the Denver Pacific Railway Company for \$37,780.90 being at an average of \$3.56 per acre. They have also received filings on over 20,000 additional acres belonging to the same company, and 10,000 acres of the Kansas Pacific railway company; the latter not being yet ready for market. This company has done more than any other organization in existence to settle up the Kansas prairies, and will now send thousands of emigrants to settle up our beautiful Colorado lands.

<sup>1</sup>*Daily Rocky Mountain News*, May 2, 1870, p. 4.

## [TERMS OFFERED BY NATIONAL LAND COMPANY.]

<sup>1</sup>We have from the National Land Company the eighth number of volume 1, of a paper published quarterly by the Company at their head-quarters in New York, and entitled the *Star of Empire*. It contains a vast amount of information respecting the Railroad lands controlled by them in Kansas and Colorado; gives the experience of various colonies settled upon them, their system of gathering in, and transportation from the various quarters of the globe to their new homes in the west, the plan of selling lands to settlers, &c., &c. Lands in Colorado are offered in tracts of 80, 160, 320 and 640 acres, to individual settlers and to colonies, in selections to any desired extent at from \$2 to \$8 per acre. Sales are made on credit as follows: One-fifth cash at time of purchase. No payment, except interest, at the end of the *First* year; one-fifth cash, with interest due, at end of *Second* year; one-fifth cash, with interest due, at end of *Third* year; one-fifth cash, with interest due, at end of *Fourth* year; one-fifth cash, with interest due, at end of *Fifth* year. Interest on deferred payments at 6 per cent. per annum. A deduction of ten per cent. on credit price will be made for cash payment in full at time of selection and purchase.

Example.—160 acres at \$4 per acre, will cost \$640, to be paid as follows:

	Principal	Interest
Cash payment.....	\$128 00	
End of first year.....		\$30 72
End of second year.....	128 00 and	30 72
End of third year.....	128 00 and	23 04
End of fourth year.....	128 00 and	15 36
End of fifth year.....	128 00 and	7 68

The same farm may be purchased for \$576, cash.

<sup>1</sup>Daily Central City Register, May 6, 1870, p. 1.

[STAR OF EMPIRE.]

<sup>1</sup>We have received a copy of an advertising sheet, called the *Star of Empire*, published at New York, under the auspices of "The National Land Company," whatever that may be, and devoted to the colonization and selling of railroad and other lands in Kansas, and in the Platte valley of Colorado. A rather minute description is given of nearly the whole State of Kansas, and of the lands along the Kansas Pacific Railroad to *Denver*, but not a word is mentioned of the Arkansas valley or of any portion of Southern Colorado. This land Company claims to be the father of all the colonies in Kansas and Colorado, even to the German Colony in Wet Mountain Valley, but carefully avoids hinting in what part of Colorado the Wet Mountain Valley is situated.

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## NEW ADVERTISEMENTS<sup>2</sup>

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NATIONAL LAND CO.

Agent For

FOUR MILLION ACRES

of the Lands of the

KANSAS PACIFIC

AND

DENVER PACIFIC

RAILWAY COMPANIES

OFFICE, Cor. Blake and F Streets,  
Over First National Bank

DENVER, - - - COLORADO

WM. N. BYERS, General Manager

<sup>1</sup>*Colorado Chieftain*, May 12, 1870, p. 1.

<sup>2</sup>*Daily Colorado Tribune*, May 20, 1870, p. 1.

1,200,000 Acres of the Denver Pacific R. W. Co.'s lands are now in market and offered for sale upon the following plan:

The land is appraised according to its actual value by an officer of the company appointed for that purpose. Timber land is sold for cash; agricultural and pastoral land is sold either for cash or on credit running five years. Thus, a forty acre tract at five dollars per acre, is given as an example. The payments will be as follows:

Cash,	Principal, \$40,	Interest, \$9 60—	Total, \$49 60
In 1 year,	“	----- “	9 60 “ 9 60
In 2 years,	“	40 “	7 20 “ 47 20
In 3 years,	“	40 “	4 80 “ 44 80
In 4 years,	“	40 “	2 40 “ 42 40
In 5 years,	“	40 “	----- “ 40 00

Grand Total.....\$233 68

If the purchaser desires to complete his title at an earlier date, he can do so by paying up in full.

The lands of the Kansas Pacific Railway Company are now being prepared for market and will be offered for sale as soon as they are examined and appraised.

It is very important to all actual settlers upon railway lands, or to those who have improvements thereon, that they inform the agent at as early a day as possible of that fact. All such rights will be respected when known, but in the absence of such knowledge a settler's claim might be sold to some one else. Lands will be appraised without regard to any improvements that may be placed thereon. Settlers need have no hesitation in making improvements upon that account. Applications must be made in writing to the General Manager.

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#### [COLORADO PRODUCTS AT ST. LOUIS.]

<sup>1</sup>The following is from the Kansas City Bulletin: “Among the thousand and one attractive objects on exhibition at the recent Agricultural and Industrial Fair, at St. Louis—those which

<sup>1</sup>*Daily Colorado Tribune*, October 12, 1870, p. 4.

seemed to attract the attention of the most, were the productions of the fields, gardens, and mines of Colorado, especially the latter. . . .

"The wheat and flour were among the finest we ever saw, and we question much whether there is a country in the world that can excel them in these cereals. Thousands on the fair grounds viewed these productions of the mountains with wonder and astonishment, and the impression formed, at once and forever dissipated the erroneous ideas usually held concerning that elevated and distant country."

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[EXCURSION TICKETS TO COLORADO.]

<sup>1</sup>The National Land Company have arranged for excursion tickets from New York to Denver, \$115 for the round trip. These tickets will be sold during the fall and winter and will be good for ninety days. . . . Another one of the great works of that company which is doing so much toward the development of the west. The tickets are sold over the Kansas Pacific.

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[GOVERNOR MCCOOK'S AGRICULTURAL ADDRESS.]

<sup>2</sup>The agricultural address<sup>3</sup> of Gov. McCook is attracting much attention in the east. We note that our exchanges are publishing extracts and commenting on it freely, and in a manner which cannot fail to advertise our resources and bring us labor, capital and settlers. Few documents regarding Colorado ever attracted so much attention. . . .

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[RICH FARM LANDS IN THE GREAT AMERICAN DESERT.]

<sup>4</sup>Mr. J. A. Blake of Denver in N. Y. World of Dec. 2. says: "The ranchmen of Colorado have this year succeeded in making the agricultural product equal to the gold and silver product. About one hundred thousand acres are under cultivation, and the value of the crops has been \$5,000,000. This is a gain of one million over the result of last year. The bulk of the product is raised in the valleys of the South Platte, Arkansas, Rio Grande, Cache-la-Poudre, and Big Thompson. But some twenty-five

<sup>1</sup>*Daily Rocky Mountain News*, October 15, 1870, p. 4.

<sup>2</sup>*Daily Rocky Mountain News*, October 28, 1870, p. 4.

<sup>3</sup>For a similar address see above p. 2.

<sup>4</sup>*Daily Colorado Tribune*, December 10, 1870, p. 2.



thousand acres of high prairie land have been farmed by irrigation, and the yield has been fifty per cent. better than that by natural farming along the creeks and rivers. For ten years ranching or farming has been carried on along the low lands to some extent, but the attempt to cultivate the high lands by irrigation was first made about three years ago. The success of this mode of farming is the immediate cause of the present interest in Colorado as an agricultural section. Our farming area is a part of the 'Great American Desert,' and school children at the East are still studying geographies and maps that can make nothing out of Colorado, but cover it with the significant words, 'Great American Desert' and 'Buffalo Range.' This whole area has not until two years past been looked upon as worth the cost of pre-emption and nine-tenths of Colorado is still government land.

"The farmer tilling fat acres in Illinois thinks he has the advantage; but, with his draining, grubbing out weeds, suffering from too much water some seasons and drought others, there is an average cost which will more than double that of irrigation. The farmer in Colorado has neither drought nor floods to fear; the fertility of the soil is never exhausted by useless vegetation, such as weeds, brambles, and the like. The average of crops in kind and size, is 50 per cent. better than the result of farm labor in New England. On the South Platte, seven miles above Denver, there is a ranche that last year raised 90 bushels of wheat on one acre of land, 65 on another, and 550 bushels on ten acres. The flour from Colorado wheat is sold in the St. Louis market as preferred to that of southern Illinois."

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[ADVANTAGES IN COLONIZING.]

<sup>1</sup>A western fever has been the annual thing for years past at the east, and with symptoms always the same, it seldom takes the same turn. It has been successively wider in its range. For years it reached only the Alleghanies; then to the Ohio; then to the Wabash; then to the Mississippi. Missouri, Kansas, and Nebraska have come within its range the past two or three years; but next year it will evidently run to Colorado. It is not usual at this season for emigrants to show much sign. They are content the

<sup>1</sup>*Daily Colorado Tribune*, December 20, 1870, p. 2.

last winter of their sojourn among old scenes, to sit down by the old hearth-stone, quietly talk over their plans and wait for the spring. Sometimes an universal interest is awakened, as during the year or two past when colonizing has been the favorite way with settlers. The thing worked so well in Missouri, Kansas, and in other new States on a small scale, and in Colorado on a large one, that another year it will be all the fashion among emigrants. And this Territory is evidently to receive a large share of next year's westward movement. Not only from the east, but from the south they are coming. The Chicago colony for settlement in Colorado is likely to be the largest of any. Members are joining rapidly. All the Chicago papers have a standing advertisement of the officers' headquarters and plans. Documents of Colorado and its resources are being scattered plentifully. In southern Illinois we find another movement fully under way, with some of the best men of St. Clair county at its head. The same is true of Kentucky and Tennessee, and not long ago we published a letter from New Jersey speaking of a colony forming in that State. All are coming to Colorado. Our productive soil, grazing, mines, splendid climate, resources and advantages more plentiful and varied than any other State or Territory can hold out, are beginning to be appreciated. It would not be surprising if the year 1871 shall add 25,000 to the population of Colorado. Our people already representing every State of the thirty-seven, gladly welcome the new-comers. We hope that hundreds of colonies will come. Our ten million acres of tillable land east of the range, still afford abundant elbow room for all who turn in and help develop our resources. Colonizing has many advantages. It secures at the start a community, society, laws, schools, churches. It enables emigrants to know before hand the best places for settlement, by sending out agents to look the country over. Freights and passage are lower to colonies than to settlers who come singly. Lands are bought at better advantage. And as a result of this mode of settling the Territories we shall soon have the benefits of co-operatives at work; we shall hear of co-operative mining, co-operative herding, co-operative societies, stores, factories, and a system by which there will be less waste work. We may expect good fruits of the coming colonies.

EXTRACT FROM A CIRCULAR OF THE NATIONAL LAND COMPANY.<sup>1</sup>

In the last year the National Land Company has transported and located in Colorado and Kansas sixteen colonies; about half of them from European countries, and the others from various points in the United States. All have proved successful and are doing well. Among the advantages of removing to a new country in a colony may be enumerated economy in cost of travel and freight; the preservation of old associations, neighborly and friendship ties; cheaper purchases of land; community interest and strength in building towns, churches, schools, fences, ditches, and all other improvements required, and many others that will suggest themselves.

As an illustration of the profits that may ensue to the members we cite the "Union Colony of Colorado," organized little more than a year ago; decided its location and purchased lands fifty-two miles north of Denver, April 11, 1870. . . .

Recently we have located the Chicago-Colorado Colony very advantageously, and can find room for several more.

OUR COLONIES.<sup>2</sup>

So far as we can learn all the Colony enterprises in Colorado, with perhaps the exception of the one in West (*sic*) Mountain Valley, are decided and growing successes. The oldest is scarcely into its second year; and the youngest hardly beyond its fourth month, and yet all exhibit hearty work and encouragement. The Colony towns, date of location, and estimated population at the present, are as follows:

Towns	Site Selected	Population
Greeley.....	April 5, 1870.....	1200
Longmont.....	Jan. 30, 1871.....	650
Green City.....	Feb. 1, 1871.....	150
Evans.....	March 13, 1871.....	650
New Memphis.....	March, 1871.....	50
Platteville.....	May, 1871.....	25
Total.....		2725

<sup>1</sup>Daily Rocky Mountain News, February 17, 1871, p. 1.

<sup>2</sup>Denver Daily Tribune, August 8, 1871, p. 4.

The above, while it shows the number that have come into the Territory by reason of the Colony enterprises, does not represent all who have emigrated to us in this way. Many who have come expecting to settle with one or the other organization, have, on looking about, preferred Denver or one of the mountain towns, while many have gone to Southern Colorado. Within the past twelve months this Territory has, no doubt, received by colonization fully 5,000 people; and by private settlement twice as many more. Of the 15,000 inhabitants that the Territory has gained, some 3,000 have gone to the establishment of new towns; probably about the same number have scattered to the farming and mining districts, while the rest have gone to swell the growing trade centers of the Territory. Denver alone having received in the neighborhood of 4,000. The Colony enterprises, with those now projected, are effective in securing to Colorado her swift development into a great State. Greeley, Longmont and Evans are alive, and vigorously engineering railroad projects which are intended to make them centers, and not merely stations. Colorado Springs, scarcely yet surveyed, has a splendid start by the near approach of the Denver & Rio Grande road, of which she will be for some time the terminus. The people of Green City are working away, satisfied that their fine advantages of location and soil must shortly bring a railroad. New Memphis has already the iron horse in sight. Platteville is getting on its feet in a fine location on the Denver Pacific. All these towns are growing up fast; are gaining churches, schools, and the complements of good society. Trade, manufactures and diversified industries are springing up. All are building solidly and well.

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#### COLORADO IN THE N. Y. FARMERS' CLUB.<sup>1</sup>

General Cameron addressed the American Institute Farmers' Club in New York on Tuesday last. The *World* reports him succinctly, as follows: "General Cameron, the Ajax of the Greeley colony, in answer to a call, spoke with sensible brevity of Colorado. He considered it destined to become a stock-growing country of considerable importance. Wool can be produced for ten cents a

<sup>1</sup>*Denver Daily Tribune*, October 18, 1871, p. 1.



pound, and a four-year-old steer for \$10. Agriculture will be limited by the capabilities of irrigation. Irrigation has not been a failure, but it makes farming more expensive than in a rainy country. But the silver mines are almost inexhaustible, and those who work them furnish a good market. For those who have asthmatic complaints and consumptive inclinations the atmosphere is beneficial. General C. then fell into poetry in a friendly way, and spoke blank verse of the mountain scenery, the sunlight, the varied colors, the clear air. Those whose homes are amid these delightful scenes cannot grow old rapidly, and the aged may find returning unexpectedly something of the bouyancy of youth.

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#### A CARD.<sup>1</sup>

Having opened an office in New York, for the purpose of colonization and stimulating emigration to Colorado, I would be glad of anything sent from the territory which may add to our information in the way of stock raising, agriculture, or mining. We shall be glad, also, to see any person from Colorado at our office, No. 3 Bowling Green. Colorado papers please copy.

R. A. Cameron.

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#### [GENERAL CAMERON ON COLONIZATION.]

<sup>2</sup>General R. A. Cameron, of Greeley, is working in New York this winter to produce immigration Coloradoward. In a letter to the New York *Tribune* he says that many eastern people are continually suggesting and insinuating that the colony enterprises, at Greeley and elsewhere in our territory, are failures. The General emphatically says this is not so, and closes his letter, after giving facts and figures, with: "To day and in the future, as in the past, the sending of a body of people, and settling them in one place, form the best method of opening a new region, and the only true way of healthily developing the resources of the country; rapidly building up schools, churches and society, and making anything like an advanced state of civilization in a short period of time."

<sup>1</sup>*Daily Rocky Mountain News*, October 18, 1871, p. 1.

<sup>2</sup>*Daily Rocky Mountain News*, October 25, 1871, p. 1.



COLORADO COLONIES.<sup>1</sup>

General Cameron, Superintendent of the Fountain Colony of Colorado Springs, now in New York, gives to the *New York Tribune* a few sensible hints as to how colonization in this Territory works. He says: "I think this year there will be shipped from Greeley from thirty to fifty car-loads of potatoes, 600 bushels to the car; and at least 500 tons of hay from its immediate vicinity, with twice that quantity from the settled portion of the valley of the Cache-a-la-Poudre above, and the Platte Valley below. Of cabbages, beets, turnips, and other garden vegetables, there is a large surplus seeking a market on the Union Pacific, the Kansas Pacific roads, and at the mines in the mountains. There is no scarcity of labor for those who are willing to use their muscles, either at home or in other parts of the Territory."

IMMIGRATION NOTES.<sup>2</sup>

Emigrants always started west in the spring; and this season is always preceded by a winter campaign of immigration agents and speakers, armed with various pamphlets, publications, etc. Colorado is again in the field, and pending the discussion of the state question, which seems to hinge on the matter of population, some notice of what is being done to induce immigration may not be out of place. Beginning at the head, the Board of Immigration are doing all that their limited means will permit. The appropriation was only \$3,000 a year, barely enough to pay the most necessary expenses, and not sufficient to send paid agents either to the east or to Europe. Consequently they have been compelled to rely entirely upon the circulation of printed documents. A pamphlet in German has just been issued, and another edition in English is soon to be printed. They are mailed to a constantly increasing number of persons, who, by letter and otherwise, are seeking information concerning Colorado. Owing to the limited appropriation, the work of the board will be chiefly confined to the circulation of official printed information.

The most efficient agents for securing immigrants are the different colony organizations. Of these there are the Greeley,

<sup>1</sup>*Denver Daily Tribune*, October 26, 1871, p. 4.

<sup>2</sup>*Daily Rocky Mountain News*, December 18, 1872, p. 2.

Evans, Longmont, Southwestern, and Colorado Springs colonies, are permanently located and in successful operation. They are constantly adding to their numbers, circulating printed information, sending agents east, and finally employing that most influential and powerful of agencies, the private letters of friends to their acquaintances in the east. Each of these various colonies have their special advantages and inducements, and combined they constitute the most powerful immigration agency in the West. While each is laboring for itself, they are all working for Colorado. To the five already named is now to be added the new Fort Collins colony, which cannot fail to bring at least two hundred families into the country. The prospects of this new scheme have already been noticed in these columns. To those coming west, these different organizations all offer extra inducements. The various managements are all reliable, and the colonies well established, with schools, churches, etc. Immigrants can choose any, and not choose amiss.

To the labor of the board of immigration, and the colonies must now be added those of the railway and land companies. The Denver and Kansas Pacific companies are deeply interested in securing immigrants, not only for the purpose of creating a demand for their lands, but for increasing the business of their respective roads. The two companies own thousands of acres of rich, arable lands, which during the coming year are to be minutely advertised; while the terms of sale, already known, are certainly liberal in the extreme. The advantages which they offer cannot be surpassed. The establishment of a great central office in New York, where the mineral and agricultural products of the country can be seen, is certainly an act of greatest value to the territory. The efforts of a few land companies are more in the nature of private enterprises. One or two have taken out ditches, and are prepared to offer the best opportunities to those who wish cheap lands advantageously located. Individuals will be benefitted; and so will the territory. Consequently they deserve aid and encouragement.

These are the immigration agencies now at work in Colorado, and upon the results of their labor we must depend for next spring's increase in our population. Each one will meet with fair

success, and the combined result ought certainly to add several thousand to our population. It ought to be the aim of all to secure perfect reliability and honesty in all their immigration work. We are thankful that no swindling concerns are in existence; and certainly none ought ever to be permitted to get under way. One such operation would injure the territory immensely, and cast suspicion upon those perfectly reliable. Colorado can offer the best inducements to all classes of immigrants, and this fact is all that is necessary to demonstrate to secure a large, intelligent and industrious population.

GERMAN COLONIZATION  
COMPANY





# PUBLIC DOCUMENTS AND LETTERS

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## PETITION<sup>1</sup>

of the  
GERMAN COLONIZATION COMPANY OF COLFAX,  
FREMONT CO., COL.,

Praying

*A Grant to said company of 40,000 acres of unsurveyed and unoccupied public lands in Fremont County, Colorado.*

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January 18, 1870,—Referred to the Committee on Public Lands.

January 21, 1870.—Ordered to be printed.

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*To the Senate and House of Representatives of the United States of America, in Congress assembled:*

Your memorialist, in behalf of the German Colonization Company of Colfax, county of Fremont, and Territory of Colorado, would respectfully represent that—

With the completion of the Union and Kansas Pacific railroads, a new era has been inaugurated for the progress of this grand and beautiful republic. Vast districts of lands are opened by these avenues of communication for the march of civilization. Millions of acres of tillable soil are languidly awaiting irrigation, and with it the plowshare and its diligent conductors. Valley upon valley is becoming known to the civilized world, where primitive beauty of nature, interchanging with romantic and grand scenery, is constantly inviting man to a fair and prosperous home. The great belt of lands incased by the Cordilleras de los Andes, but a short time ago an unsolved mystery, is since found to be a perfect Switzerland, with rich meadows, fertile farming vales, and spontaneously rich mineral hills. But where is the thrifty hand to till this bounteous soil; where are the thousands of arms to come from, which are destined to develop this richest of all the lands within this great and good republic? Large cities are grow-

<sup>1</sup>41st Cong., 2nd Sess., *Senate Misc. Doc. No. 22.*

ing into immense proportions all over the eastern portion of this wide continent. Scarce a century has passed since the birth of freedom gave mankind this grand country, this home of liberty, and already the young giant has by far outwinged its mother in almost every direction; and to-day has likewise its thousands of miseries, coupled with sufferings, crime and poverty. Look upon New York, Boston, Philadelphia, Baltimore, Cincinnati, Chicago, St. Louis, and other large cities. What amount of misery and wretchedness is hidden behind their marble palaces and cosy dwellings! Thousands of mechanics, laborers, and poverty-stricken people crowd their thorough-fares, scarce knowing how to find the wherewithal to still their hunger and thirst, or cover their nudity. But we have the homestead law. Granted. How much money must a man of family necessarily have to enable him to take advantage of the provisions of that noble and philanthropic law? From New York or some other city in the middle States to the far West, where the homestead lands can be had, the cost of transportation for husband, wife, and say two children, will be

at the minimum,.....	\$100.00
Two oxen, with yoke, at least,.....	100.00
One wagon, at least,.....	100.00
Six months of provision, at 50 cents a day, to last until the first crops are gathered, not less than,.....	90.00
Farming implements, necessary,.....	150.00
Seeds for first crop,.....	100.00
One cow,.....	50.00
	<hr/>
	\$690.00

Can we find many laborers, mechanics, or other men of the poorer classes, who can boast of such a sum? What remedy then should be prescribed to sooth the miseries of our poor fellow-men, to help them obtain possession of those beautiful homes of the far West, where millions of our fellow creatures may in some short years of toil wrestle from fate a state of competency and happiness? The only answer to be found is: "colonize them under the homestead law." Now, I am about to give this answer practically. I have gathered together German workmen, mechanics and labor-

ers in the city of Chicago, and united them under the following constitution:

*Constitution of the German Colonization Company of Colfax, Fremont County, Colorado Territory, passed before said company, August 24, 1869.*

Art. 1.—NAME OF THE COMPANY.

Section 1. The name of the company is, "German Colonization Company."

Article 2.—PURPOSE AND NATURE OF THE COMPANY.

Section 1. The purpose of this society is, occupation of government or eventually of railroad lands, for the purpose of founding a colony for this society.

Ad. 1. These lands shall lie west of the Mississippi River, between the 42d and 35th degrees of north latitude.

Sec. 2. The intention of this company is, to help establish every member's independent existence.

Ad. 1. The members of this society bind themselves herewith to help founding and furthering the existence of each member as well as that of the whole society, during the first five years of the existence of this society.

Ad. 2. The time of this mutual existence can be extended by the society in general meeting assembled.

Art. 3.—NUMBER OF MEMBERS OF THE SOCIETY.

Section 1. The society shall not number less than sixty members and not more than two hundred and fifty members.

Sec. 2. Condition of membership:

A. Good moral character.

B. An age between 21 to 45 years.

C. Sound physical and mental health.

D. Payment of two hundred and fifty dollars, which amount must be paid into the treasury of the society in installments, the time of the payments of which the treasurer has to appoint.

Art. 4.—WITHDRAWAL OF MEMBERSHIP.

Section 1. Each member of the society loses, if withdrawing from the society before the same leaves for the place of settlement, the amount paid into the treasury.

Sec. 2. Whoever withdraws from the society within the first five years, counting from the time of the occupation of the lands of the society, or five years and a half from the organization of this society, loses every claim upon the society or its property.

Art. 5.—OFFICERS OF THE SOCIETY.

Section 1. Number of officers:

- a. The society shall have a president, a secretary and a treasurer, which three officers shall give the following bonds: president, \$500.; secretary, \$500.; treasurer, \$5,000.
- b. The board of directors shall consist of the president, secretary, treasurer, and four directors.
- c. The president shall be the chairman of the board of directors.

Sec. 2. Election of officers:

- a. The president, secretary and treasurer shall each separately be elected for the term of one year, by absolute majority of the votes cast.
- b. The board of directors shall also be, each member thereof separately, elected for the term of one year, by absolute majority of the votes cast.
- c. The election of the officers of the society shall be January, the first of each and every year during the existence of this society.

Art. 6.—TRANSACTION OF BUSINESS.

Sec. 1. The board of directors, and the president, secretary, and treasurer of the society, shall meet every Saturday night in the meeting-house of the society, for the purpose of transacting all the business of the society.

Sec. 2. In cases of differences between members, the president, secretary and treasurer shall act as judges.

Sec. 3. The board of directors shall carry on all business of this society.

Sec. 4. The board of directors shall render a full report of all business transactions of the society, every three months, during a general meeting of all members of the society, which shall be called for that particular purpose by the president.

Art. 7.—GENERAL MEETINGS.

Sec. 1. A general meeting of the society shall be held the

first Saturday of each month, during which the following order of business shall be maintained:

1. Reading of the minutes of the last general meeting.
2. Reports of committees.
3. Correspondence.
4. Adjourned business.
5. New business.
6. Roll-call.
7. Adjournment.

Sec. 2. The president has the right to call an extraordinary general meeting in case of necessity.

Sec. 3. Each and every member of the society is obliged to be present at every general meeting, or prove that unforeseen circumstances prevented his presence.

#### Art. 8.—REVISION OF STATUTE.

This statute can only be amended by the vote of two-thirds majority of the members of the society assembled in general meeting.

#### Art. 9.—FUNDS AND PROPERTY OF THE SOCIETY.

Sec. 1. The funds and property of this society shall only be used for the transportation of the same to the place of settlement, for the purchase of provisions and land, for the development and cultivation of such lands which the society has taken possession of, and for industrial or commercial enterprises.

Sec. 2. No members of this society are allowed to transact business outside of this society upon their own account.

Sec. 3. Should the society borrow moneys from any of the members of the same, it shall hereby be held to pay interest for such moneys at ten per cent. per annum.

Ad. 1. The so borrowed moneys cannot be drawn by the creditors of the society, within the first five years of the existence of the society.

Sec. 4. The secretary of the society shall collect all moneys of the society and deliver them without delay into the hands of the treasurer, against a written receipt.

CARL WULSTEN, *President.*

GEORGE MERTEN, *Treasurer.*

ALBERT PHILIPP, *Secretary.*

Chicago, August 24, 1869.



And hope to show thousands of fellow-creatures the way how the great and aggravating question of life can be answered. I have gone out to the far west in company of two other members of the German Colonization Company, now of Colfax—as the honorable Schuyler Colfax has consented to allow his name to honor the settlement and town of the colony—and have selected about forty thousand acres of unsurveyed and unoccupied lands in the “Wet Mountain Valley,” in the county of Fremont, and Territory of Colorado. This valley is remote from other settlements, (Cañon City, the nearest town, being forty-five miles northeast from it,) and in an Indian country, full of wild beasts of the forest. Upon this tract of land there is to be found good farming land, about fifteen thousand acres, stony grazing land which can not be farmed, about twenty thousand acres, and timber land, about five thousand acres. If the members of this society should but take possession under the homestead law of good tillable soil, they would have to spread over many miles up and down the sixty miles long valley. They would not be able to live safe and out of danger of depredations committed by Indians or wild beasts. It is therefore, necessary to unite all the families of this society in a village or town, build a fort, and keep up a militia organization, which has already been done.

To enable this society to do so, the below following bill is respectfully submitted. If the society can be in full possession and title of the lands now claimed partly by the members of the same, under the territorial squatter law, its members collectively would better be able of turning to proper use all the land, good and bad, and still be enabled to live upon and from it. The good soil would be used for farming, the stony soil for grazing purposes, and the timber for building, fuel and other purposes. The members of the society are all poor men, and even the sum of two hundred and fifty, with which the society proposes to fit out every man, and intends to work as their capital, can only be raised with great privations to every member. To obtain the whole grant for the forty thousand acres to be occupied by two hundred and fifty settlers, members of this co-operative society, would grant the society a credit so advantageous as to enable the same to provide for each member's necessities of life with less sorrow and more

to the effect. The society as a whole is but representing the members and their interests. There is no speculation scheme about this society whatever, for it was formed only to enable men of small means and poor men to take advantage of the homestead law, and become happy settlers in a beautiful country. The society will readily consent to keep up their organization of militia during the five years of their statute existence. It will allot by ballot to each of its members one quarter section of the lands occupied under this grant, if such is given to it by Congress. The German immigrant is acknowledged, by all who are in a position to judge correctly, to be the most desirable settler this great republic would invite to its shores. Peaceful, earnest in his purposes, good-natured, industrious, diligent, and a hard worker, the German, in his peculiar philosophical and intelligent way, would develop those millions of acres of fine lands in less time and more thoroughly than any other nationality. If this colony of Colfax can succeed, prove by experience that which is but necessary to attract attention elsewhere and to the fertile vales of Colorado, New Mexico and Arizona, hundreds of other German colonies would follow the example of this one, and in less time than the ordinary way of developing new territories has heretofore taken, the far West will be studded with prosperous towns, blooming villages and industrious hamlets. Manufacturing and mechanical skill used upon the great philanthropic plan of co-operation, will bring happiness and plenty upon the now, comparatively speaking, waste lands of the great American plateau. The large cities of the east will be drained of their surplus of poor inhabitants. Those left behind will command better remuneration for their labor and skill, and the ability of paying taxes will be raised considerably. Those who will upon the other side, form colonies, unite their small means with their muscles, energies and skill, will develop wild and yet uninhabited lands in short spaces of time, raise taxability, where none is now, and in ten or fifteen years the great national debt of this republic will have been a thing of the past. The German Colonization Company of Colfax, Fremont County, Colorado Territory, being the pioneer colony upon the co-operative plan, and as such humbly asketh that the Senate and House of

Representatives of the United States of America in Congress assembled will enact a bill as follows.

Respectfully,

CARL WULSTEN,

*President of the German Coloniza-  
tion Company, of Colfax, Colorado  
Territory.*

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A BILL to grant to the German Colonization Company of Colfax, Fremont County, Colorado Territory, forty thousand acres of unsurveyed and unoccupied public lands in Fremont County, Colorado Territory.

*Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That the said German Colonization Company of Colfax, Fremont County, Colorado Territory, shall hold by right and lawful title in fee simple forty thousand acres of unsurveyed and unoccupied public lands in the so-called "Wet Mountain Valley," being a portion of Fremont County and Colorado Territory.*

Sec. 2. *And be it further enacted, That said forty thousand acres are to be situated as follows: From a point to be known as the southwest corner of said grant, bearing per compass south fifteen degrees west from Pike's Peak Mountain, and further bearing per compass west from the highest peak of Greenhorn Mountain; and further bearing per compass east forty degrees south from Rudd's Nob, being a high peak upon the range of mountains which border the Wet Mountain Valley upon the west, and which mountain is bearing southwest per compass from Pike's Peak Mountain, and west-northwest per compass from Greenhorn Mountain; running per compass northeast until such line shall strike the high bank upon the east side of Grape Creek, a tributary of the Arkansas River; then following the water-course of Grape Creek in a northwest direction per compass until such line shall strike the water-course of Gooseberry Creek; then following the water-course of Gooseberry Creek, on the north bank of the same, in a southwest direction, until such line shall strike the foot of the mountains at a point bearing northwest per compass from the southwest corner*

of said grant; then running southeast per compass until again striking said southwest corner of said grant.

Sec. 3. *And be it further enacted*, That the said German Colonization Company shall hold hereby, by right and lawful title, one section of unsurveyed and unoccupied public lands inside of the afore-described lines, for the purpose of building upon the said section of land the town or village of Colfax, and that the said company shall have the right to divide said section into lots and sell the same to the best advantage, excepting such lots for church and school purposes; the proceeds of such sales to be used only for the improving of said granted lands, consisting of forty thousand acres and for building and maintaining public roads upon said grant of said lands.

Sec. 4. *And be it further enacted*, That the said German Colonization Company shall be held hereby not to dispose of or sell any lands within the limits of above-named lines of said grant within the next five years, to be counted from the time of the adoption of the constitution of said company, being the twenty-fourth day of August, one thousand eight hundred and sixty-nine.

Sec. 5. *And be it further enacted*, That the said German Colonization Company shall be hereby bound to deed over to every and each member of its organization, or the widow or orphans thereof, who is entitled to one hundred and sixty acres of public lands under the homestead law, such one hundred and sixty Acres out of the forty thousand acres comprising this said grant at the time of the occupancy of such grant, the different quarter sections to be allotted to each member by drawing lots for such quarter sections separately, and the whole society being assembled and present at said drawing.

Sec. 6. *And be it further enacted*, That so soon as said German Colonization Company shall have furnished evidence, by the certificates of the governor and surveyor general of the Territory of Colorado, that sixty members or more of said company, along with their families, have *de facto* taken possession of said grant and made said tract of land their home, to the Secretary of the Interior of the United States of America, then a patent for said grant of land shall be issued by the President of the United States of America to said German Colonization Company.



## [BILL FOR GERMAN COMPANY IN THE HOUSE.]

<sup>1</sup>Mr. Judd<sup>2</sup> introduced a bill (H. R. No. 964) to grant a pre-emption on the public lands to the German Colonization Company of Colfax, Colorado; which was read first and second time, referred to the Committee on Public Lands, and ordered to be printed.

## [EXTRACT FROM MESSAGE OF GOVERNOR MCCOOK.]

<sup>3</sup>Within the past few weeks, I have received communications from two German colonies, containing over two hundred families each, and from one containing forty families, informing me of their intention to emigrate here in the spring. Letters are almost daily received at the Executive office, requesting information as to the agricultural and other resources of the Territory. It is not only our duty to make preparation for the emigration, which is coming here next year, but I think it is also our duty to, in some way, collect and disseminate substantial information concerning the capabilities of the country.

## [LETTERS OF GOVERNOR MCCOOK.]

Jan. 26th 70<sup>4</sup>

Capt Carl Wulsten

Prest. German Col. Company.

No 87½ N. Wells St. Chicago, Ills.

Sir:

I have the honor to acknowledge the receipt of your letter of the 4th inst enclosing the muster roll and names of officers of the companies of militia organized by you and composed of members of the Germ. Colonization Comp. of Colfax Fremont Co. Colo. Ty. Also your letter of the 10th inst. enclosing names of 10 additional members, also letter of 12th enclosing the names of 3 additional members.

In reply to your enquiries and your request to be furnished with arms ammunition and tents at the Terminus of the K. P. R. R. I would inform you that I have no means of providing tents

<sup>1</sup>*Congressional Globe*, 2nd Sess., 41st Cong., pt. 1, January 24, 1870, p. 710.

<sup>2</sup>Norman B. Judd of Chicago was a member of the 40th and 41st Congresses.

<sup>3</sup>*Daily Colorado Tribune*, January 5, 1870, p. 1.

<sup>4</sup>*Executive Records*, vol. 1869-1875, pp. 27-28. In Governor's Office in the State Capitol Building, Denver.



but I am prepared to issue commissions to the officers of your organization at any point within the Territory and to furnish you the requisite arms and ammunition on the following conditions. You will be expected to execute a bond for the safe keeping of such arms and their return to the Governor on his demand and to transport them from Denver to such point within the Territory as you may select at your own expense as I have no funds at my disposal which can be diverted to that purpose. I am Sir

Yours Most Truly

Edward M. McCook

Governor of Colorado

---

Capt. Carl Wulsten  
Care Webster Mesick (*sic*) & Co.  
Sheriden, Kansas.

Feb. 4, '70<sup>1</sup>

Sir:

I ship to you this day by John Hughes & Co. stage three (3) Boxes (40) Spencer Rifles and two (2) Boxes (2000) cartridges for the same—pkg is marked Capt. Carl Wulsten, care C. S. Hickman, Stage Agt., Arapahoe Col. Terry. The remainder of the arms and ammunition will be forwarded as rapidly as possible.

I enclose the form of Bond which you are required to give with two sureties for the safe keeping of the arms, and upon your duly executing the said Bond and delivering the same to the Agt. above named, he is authorized to turn over the arms and ammunition to you. You paying charges as stipulated in your telegram of the 1st inst.

The commissions for the company officers as named in your letter of Jany 3rd have been sent to you to Sheriden care Webster Musick (*sic*) & Co.

Yrs very truly

Edward M. McCook

Governor.

<sup>1</sup>*Ibid*, p. 36.

Capt Carl Wulsten.

Febr. 5, '70<sup>1</sup>

Care Webster Musick & Co.

Sheriden, Kansas.

Sir:

I enclose the commissions of the officers of the "Colfax Guard" named in your letter of Jan 3rd as having been duly elected at a meeting of the German Colonization Society held on that day, viz.:

Company A. Capt. Rudolph Jeske

" " 1st Lieut. August Vilose

" " 2nd Lieut. Fred'k Kohl

Company B. Capt. Theodor Hamlen

" " 1st Lieut. George Knopman

" " 2nd Lieut. John Koch

Quartermaster, 2d lieut. George Merten

Yours very Truly

Edward M. McCook

Governor of Colorado

E. D. Nielson, Esq.

Oct. 18. [1870]<sup>2</sup>

Prest. German Col. Co.

Colfax Fremont Co., Colo. Tery.

Sir:

I have the honor to acknowledge the receipt of your letter of the 13th inst. enclosing a petition of many residents of Wet Mountain Valley and a communication from the officers of your company both addressed to the President of the United States setting forth that by reason of the failure of their crops your people are in want of the necessaries of life.

I have the honor to inform you that I have this day forwarded the papers referred to with my recommendation that the President give his assent to the proposition to furnish your suffering people with rations the coming winter.

I would also assure you of my sorrow at the unfortunate condition of affairs in your community and of the regret I feel because of my inability to render more substantial assistance.

<sup>1</sup>*Ibid*, p. 39.

<sup>2</sup>*Ibid*, p. 76.

I will however make every effort to enlist the sympathy of the people here and to secure subscriptions to aid the colony.

I have the honor, etc.

Edward M. McCook  
Governor.

His Excellency.

Oct. 19. [1870]<sup>1</sup>

U. S. Grant.

President of the United States.

Sir:

I have the honor to herewith forward petitions from the officers and members German Colonization Society of Colfax Fremont County Colorado asking the assistance of the Government to relieve them from a state of destitution.

I have since the reception of their letter subscribed as liberally as my means will allow and induced other citizens to contribute toward buying and sending provisions to these suffering people but the amount raised will not be sufficient to furnish provisions during the whole winter.

Consequently I forward their petition with the recommendation that if practicable the commanding officer of the nearest post, Fort Reynolds, be instructed to issue such rations as they may absolutely require.

I have the honor, etc.

Edward M. McCook  
Governor.

Petition to

The President of the U. S.  
from the German Colonization Society.  
Colfax County Colorado, for relief.

Executive Office  
Colorado Territory  
Oct. 19

Respectfully forwarded with the recommendation that the prayer of the within petitioners be granted.

Edward M. McCook.  
Governor

<sup>1</sup>*Ibid*, p. 77.

[WILLIAM N. BYERS CORRESPONDENCE.]<sup>1</sup>

[p. 295]

Sept. 19, [187]0.

Col. Carl Wulstein,

Canon City, Col.

Dear Sir: Col. Pratt wanted very much to visit your colony but had not the time. He was measurably a host of the excursion and his time and attention had to be devoted to its wants and the gratification of its members.

Am very glad to learn that you are not going to abandon our Territory and hope often to see you. We feel sure that you will be of great assistance to us in settling up the millions of broad acres we have undertaken to people.

Will be very glad to meet your friends Mr Greenbaum and promise him in advance the friendship of the *News*.

Yours Truly, Wm. N. Byers,

Gen. Manager

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[p. 471]

Jan. 26, [187]1.

Col. Carl Wulsten

Canon City, Col.

Dear Sir: I find it impossible to borrow money here upon the security you offer. Capitalists are loth to make loans so far from home at any rate and there is a demand for all surplus money right here at about the rate you offer. I very much regret the disappointment it will probably be to you. I forward your letter to Col. Pratt.

Yours truly,

Wm. N. Byers.

Gen. Manager N. L. Co.

<sup>1</sup>William N. Byers was the general manager for Colorado of the National Land Company. These letters are found in his letter copy book for the period March, 1870 to June, 1871; for the use of this book we are indebted to Mr. Frank S. Byers.

# MEMBERS AND ACCOUNTS

## PARTIAL LIST OF MEMBERS

<sup>1</sup> Ackelbein, W.	Kaes, C.	Rash, .....
Aeley, F.	Katzenstein, .....	Richter, E.
Arp, P.	Kelling, W.	Riedel, .....
Behrens, A.	Kettler, H.	Riester, A.
Boedeker, .....	Klimdren, H.	Riester, C.
Claudius, M.	Klose, A.	Ruff, .....
Conrandts, W.	Knuth, F.	Rups, .....
Dietz, F.	Knuth, J.	Scheidich, .....
Dyrenfurth, .....	Knuth, W.	Schillerberg, .....
Duenow, F.	Koch, F.	Schlotz, .....
Falkenberg, P.	Koch, J.	Schlueter, .....
Frank, .....	Kohl, F.	Schopp, A.
Grundmann, .....	Koppe, A.	Schott, .....
Guth, .....	Kossman, .....	Schulz, F.
Hartbauer, G.	Kuhnath, C.	Schwarz, A.
Hartknoch, .....	Lanzendorfer, .....	Strehlo, .....
Haupt, .....	Lehrer, .....	Tappert, .....
Heinlein, T.	Menzel, A.	Tessendorf, .....
Henjes, W.	Merten, A.	Vahldick, .....
Hensel, .....	Meseke, .....	Vollert, .....
Herrman, .....	Meyer, .....	Voss, C.
Hillman, J.	Nielsen, E.	Werhan, C.
Janke, .....	Oelrich, C.	Wessels, .....
Jeske, F.	Ogroske, G.	Wilmers, J.
Jeske, R.	Ohlsen, .....	Wilmers, L.
	Philip, A.	Wulsten, C.
	Piroth, F.	

<sup>1</sup>This list was compiled by Mr. Carstens Kuhnath of Westcliffe, Colorado.



ACCOUNT BOOK OF EMIL NIELSEN<sup>1</sup>

[p.] 1					[p.] 1				
Debet					Credit				
1870					1870				
Januar 1	An 1	Contobuch (To	1		Januar 1	Per Einlage Kapital [cap-			
		Account book]		1.00		ital invested]		250 00	
Februar 8	" 2	Eisenbahnbillets			" 1	" Casse [cash]		1 00	
		[railroad tickets]		50.00	Februar 8	" f Beitrage			
		Tracht f. Haush. u Klei-				[cash for contributions]		15 00	
		dungsetücke [freight for							
		household and clothing]		15.78					
	" 3 lb.	Buffalo	3	.09					
	" ½ Pk.	Kartoffeln [po-							
		tatoes]		16					
	" 2½ lb.	Sauerkraut	2½						
	" 4 lb.	Rindfleisch [beef]	14	56					
	" 5 lb.	Mehl [flour]	4	20					
	" 2 lb.	Buffalo	5	10					
	" 2 lb.	"	5	10					
	" 2 lb.	"	3	06					
	" 3 lb.	Mehl	4	12					
	" 11 lb.	"	4	44					
	" 1 Bx	Backpulver [baking							
		powder]		22					
	" 2 lb.	Speck [bacon]	30	60					
	" 2 lb.	Bohnen [beans]	5	10					
	" 2 lb.	Erbsen [peas]	11	22					
	" 1 lb.	Kaffee [coffee]		40					
	" 12½ lb.	Mehl [flour]	4	50					
	" 1 lb.	Reis [rice]		18					
	" 5 lb.	Mehl	4	20					
	" 1 Licht	[candle]		06					
	" 3 lb.	Rindfleisch [beef]	9	27					
	" 3½ lb.	Speck [bacon]	30	1.05					
Transport \$72 48					Transport \$266 00				

[p.] 2					[p.] 2				
Debet					Credit				
1870					1870				
Marz 8	An	Transport		\$72 48	Per Transport			\$266 00	
" 10	"	4 lb. Rindfleisch [beef]	9c	36					
" 12	"	1 lb. Zucker [sugar]		25					
" 14	"	2 lb. Rindfleisch	11	22					
" 14	"	11 lb. Mehl [flour]	5½	58					
" 16	"	1½ lb. Schultern							
" 16	"	[shoulder]	18	27					
" 16	"	2½ lb. Reis [rice]	13	33					
" 18	"	1 lb. Rindfleisch		12					
" 18	"	1 lb. Schmalz [lard]		30					
" 18	"	5½ lb. Schultern	18	99					
" 22	"	12½ Mehl	5½	66					
" 22	"	2 lb. Kartoffeln [potatoes]	5	10					
" 22	"	2 lb. Rindfleisch	10	20					
" 23	"	2½ dito	12	30					
" 23	"	11¼ Kornmehl [cornmeal]	5	57					
" 24	"	4 lb. Mehl	6½	26					
" 24	"	1 lb. Schmalz		30					
" 25	"	2 lb. Zucker	18	36					
" 26	"	1 St. Seife [piece of soap]		13					
" 26	"	1 lb. Linsen [lentils]		13					
" 28	"	4 lb. Salz [salt]	5	20					
" 29	"	1 lb. Schmalz		30					
" 30	"	10 lb. Mehl	6½	65					
" 30	"	1 lb. Zucker		18					
" 31	"	1 lb. Kaffee [coffee]	28	28					
" 31	"	3½ lb. Schultern	18	63					
Transport 81 15					Transport \$266 00				

<sup>1</sup>Presented to Prof. James F. Willard by Mr. Nielsen. Transcribed and translated by Dr. Grace van Sweringen Baur and Prof. William Baur of the Department of Germanic Languages of the University of Colorado.

# GERMAN COLONIZATION COMPANY

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Debet	An	Transport			Per Transport	Credit
1870	Marz 30	" 1 bl. Arbeits jacke [blue working jacket]	\$81 15	1870		\$266 00
	"	" 1 braune Jacke [brown jacket]	1 00			
	April 1	" 2½ lb. Rindfleisch [beef]	10 25			
	"	" 3 lb. dito	12 36			
	2	" 2 lb. Ertsen spl. [peas split]	9 18			
	"	" 2 Lichte [candles]	6 12			
	"	" 11 lb. Mehl [flour]	6½ 72			
	"	" 1 lb. Caffee [coffee]	28			
	"	" ½ lb. Aepfel [apples]	15 08			
	"	" 1 Pnt Syrup [pint of syrup]	13 13			
	"	" 1 lb. Talg [tallow]	10 10			
	"	" 1 lb. Zucker [sugar]	18 18			
	5	" 1 Pnt. Syrup	13 13			
	"	" 3 lb. Rindfleisch	10 30			
	"	" 1 Pnt Essig [pint of vinegar]	07			
	7	" 3 lb. fleisch [meat]	12 36			
	6	" 1 lb. Coffee	28			
	"	" 1 lb. Zucker	18 18			
	9	" 1 lb. Zucker	18 18			
	"	" ½ lb. Aepfel	15 08			
	"	" 2 lb. Schultern [shoulder]	18 36			
	"	" 2 lb. Reis [rice]	14 28			
	"	" 1 lb. Bohnen [beans]	06 06			
	11	" 1 stuck Seife [piece of soap]	13 13			
			Transport \$88 46			
						Transport 266 00

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Debet	An	Transport			Per Transport	Credit
1870	April 11	" 1 lb. Seife [soap]	\$88 46	1870		\$266 00
	"	" 2 st. Ofenrohre [stovepipes]	18 18			
	"	" 22 lbs. Mehl [flour]	6½ 1 43			
	13	" 1 Pnt Essig [vinegar]	07			
	"	" 1 lb. Zucker [sugar]	18 18			
	"	" 2 lbs. Schultern [shoulder]	18 36			
	"	" 1 lb. Bohnen [beans]	06 06			
	16	" 17½ lbs. Mehl	6½ 1 14			
	"	" 1 lb. gr. Erbsen [green peas]	06 06			
	"	" 6 onz Aepfel [apples]	15 08			
	"	" 1 Pnt Syrup	13 13			
	"	" 1 lb. Fleisch [meat]	06 06			
	"	" 2½ lbs. dito	12 30			
	16	" 1 lb. Caffee [coffee]	28 28			
	19	" 1 Pnt Syrup	13 13			
Fort Wallace	"	" 6 lbs. Crackers	18 1 08			
April 19	"	" 2 lbs. Rindfleisch [beef]	10 10			
20	"	" 1 Pnt Essig	07 07			
"	"	" 1 Lb. Erbsen gr [green peas]	06 06			
"	"	" 1 lb. Zucker	18 18			
"	"	" 1 lb. Reis [rice]	14 14			
22	"	" 2 lb. Schultern	36 36			
"	"	" 1 lb. Zwiebeln [onions]	07 07			
23	"	" 1 lb. Erbsen grüne [green peas]	06 06			
			Transport \$96 12			Transport \$266 00

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Debet	An	Transport		1870	Per Transport
1870					
April 23	"	1 lb. Reis [rice]		\$96 12	
	"	½ lb. Zucker [sugar]		14	
	"	1 lb. Caffee		09	
	"	9 lb. Mehl [flour]	6½	59	
	"	1 Pnt Syrup		13	
25	"	11 lb. Mehl	6½	72	
	"	1¼ lb. Schultern			
	"	[shoulder]	18	23	
26	"	1 lb. Soda		08	
	"	½ lb. Staerke [starch]		12	
28	"	6 onz Linsen [lentile]		13	
	"	¾ lb. Zwiebeln [onions]		7	
	"	6 onz Zucker		18	
29	"	Blechfach repariert [tin drawer repaired]		10	
	"	1 Deckel z Teekessel [lid for teakettle]		25	
30	"	1 lb. Coffee		28	
	"	½ Pnt Syrup	13	07	
Mai 1	"	2 lb. Rindfleisch [beef]	12	24	
2	"	1½ lb. Salz [salt]	05	08	
	"	¼ lb. Thee [tea]		30	
	"	1 Bx Matches		08	
	"	Sweet Oil		06	
	"	1 Pnt Essig [vinegar]		07	
	"	¾ lb. Leber [liver]	6	05	
3	"	2 lb. Rindfleisch	12	24	

Transport \$100 44

Transport \$266 00

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Debet	An	Transport		1870	Per Transport
1870					
Mai 3	"	1 paar Pantoffel leder [pair leather slippers]		30	
5	"	1 st Seife [piece of soap]		13	
7	"	2 lb. Rindfleisch [beef]	8	16	
	"	1 lb. dito		12	
	"	1 lb. Caffee		28	
	"	½ Pnt Essig [vinegar]	07	04	
9	"	2 lb. Rindfleisch	10	20	
	"	8 lb. Kornmehl [cornmeal]	6	48	
10	"	1½ Rindfleisch	12	18	
	"	½ lb. Talg [tallow]	10	05	
	"	½ geh. Fleisch [chopped meat]	12	06	
11	"	¼ lb. Thee [tea]		30	
	"	½ lb. Seife	18	09	
	"	1 Ofenrohr [stovepipe]		50	
	"	1 Knie [elbow]		75	
13	"	1 Soda 8 c 13 lb. K Mehl [cornmeal]	78	86	
	"	1 lb. Schmalz [lard]	30c		
	"	1¼ lb. Schultern [should- er]	32c	62	
	"	5 lb. M Mehl [flour]	35c		
	"	1 Haarnetz [hairnet]	15c	50	
	"	1 lb. Caffee 28 1 Sp Garn [spool of yarn]	12c	40	
	"	1 Pk Nadeln [pins]	8 1 D		
	"	Knöpfe [buttons]	5	13	
	"	1 Dz Knöpfe [doz. buttons]			
	"	3c		03	
15	"	2¼ lb. Rindfleisch	12	30	
17	"	2 lb. fleisch [meat]	8	16	
19	"	1½ lb. Schultern	38c 2		
	"	onz Senf [mustard]	8c	46	

Transport \$107 54

Transport \$266 00

[p.] 5

Credit  
\$266 00

[p.] 6

Credit  
\$266 00

[p.] 7

Debet						Credit
1870	An Transport	\$107 54	1870	Per Transport		\$266 00
Mai 20	" 1 lb. Schmalz [lard] 30c 1		April 4/9	" 2½ Tage Arbeit [day's work]	2	5 00
	" lb. Caffee 28c	58		11/16 " 4 Tage Arbeit	2	8 00
	" ½ lb. Zucker 12c 11 lb. K Mehl [cornmeal] 66	78		18/23 " 6 Tage Arbeit	2	12 00
21	" 1½ fleisch [meat] 12c 1½ lb. fleisch 18c	30		25/30 " 4 Tage Arbeit	2	8 00
	" ½ lb. Leber [liver]	03	Mai 2/7	" 6 Tage Arbeit	2	12 00
12	" 2 lb. fleisch 24c ½ Zucker 12c	36		9/14 " 5½ Tage Arbeit	2	11 00
Januar	" Certificate of Membership	250 00		16/21 " 6 Tage Arbeit	2	12 00
Mai 9	" 1 Bl Tabak [leaf tobacco]	50				
	" 2 Hühner [hens]	1 00				
15	" ½ lb. fleisch geh [chopped meat]	06				
18	" 6 lb. Korn Mehl 6	36				
	" 2 p Schuh bander [shoe-strings]	04				
	" 1 Yrd Rubber [?]blurred] 2c	02				
	" 2 ds Kncpfe [buttons] 2	04				
	" 2 Sp Garn [spools of yarn] 06	12				
	" 1 G Kerosin	24				
	" ½ lb. geh fleisch [chopped meat]	06				
24	" 1½ lb. fleisch 8	16				
25	" ½ lb. dito 12	06				
26	" 2 lb. fleisch 12	24				
24	" 2 lb. fleisch 8	16				
	" 1 lb. "	12				
27	" 3 lb. Beef 36					
	" 1 lb. Schmalz 30					
	" 1 lb. Caffee 28					
		363 71				\$334 00

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Debet						Transport \$334 00
1870	An Transport	\$363 71	1870			
Mai 27	" ½ Zucker [sugar] 24	12	Mai 23/28	5 Arbeitstage a \$2.00		10 00
28	" 3 lb. Rindfleisch [beef] 12	36	Mai 30/4	3 Arbeitstage a \$2.00		6 00
	" 10 lb. K Mehl [cornmeal] 6	60				
	" ½ geh fleisch [chopped meat]	06				
30	" 8 lb. Weizen Mehl [wheat flour]	56				
	" 2 lb. Salz [salt] 8	16				
	" 1 pk Nahnadeln [sewing needles]	10				
31	" 2 lb. Rindfleisch 12	24				
	" 1½ lb. dito 8	12				
Juni 2	" 1 Rindfleisch 12					
	" ½ lb. dito 04					
	" 6½ Q Milch [milk] 5	33				
3	" 2 lb. Rindfleisch 24					
	" 10 Ounz Schmalz [lard] 25					
	" 1 lb. Kaffee 45					
	" 1 st [?] Seife [piece of soap]	5				
4	" 3 lb. Rindfleisch 36					
	" ½ " Leber [liver] 03					
	" 8 " W Mehl [wheat flour] 60					
	" ½ " Sago 08					
6	" 3 " Rindfleisch 36					
8	" 1½ " " 18					
	" 1 " " 8					
	" ½ " Salz 5					
		369 51				\$350 00

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[Debet]						[Credit]
1870			\$369 51	1870		Transport \$350 00
Juni 10	1½ lb. Zucker [sugar]		15	Juni 6/11	2½ Arbeitstage	
8	" W. Mehl [wheat flour]		80		a \$2.00	5 00
1	" Rindfleisch [beef]		12			
11 11	" K Mehl [cornmeal]		55			
3	" Rindfleisch		36			
13 10	" W Mehl		1 00			
	1 Box Matches		08			
	½ Ounz Simmet [cinnamon]		04			
	½ lb. Sago		08			
	½ lb. Bl. Tabak [leaf tobacco]		20			
14	2 lb. Rindfleisch		24			
	1 Knochen [bone]		05			
	2 Ounz Thee [tea]		16			
	1 st Seife [piece of soap]		05			
16	2 lb. Rindfleisch		24			
18	2 " W Mehl		20			
	½ Ounz Indigo		20			
	1 F. Kerosin		12			
	¼ lb. Starke [starch]		03			
	¼ " Zucker		08			
	1 " Salz [salt]		10			
20	2½ lb. fleisch [meat]		30			
21	7 Ounz Bohnen [beans]		05			
22	1½ lb. fleisch		12			
			\$374 83			\$355 00

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[Debet]						[Credit]
	[Carried Forward]		\$374 83			Transport \$355 00
Juni 22	1½ lb. fleisch [meat]		18	1870		
	½ " Salz [salt]		05	Juni 20/25	4½ Arbeitstage	
23 10	" K Mehl [cornmeal]		50		a \$2 00	9 00
24	2 " fleisch		24	27/30	3 Arbeitstage	
1	" "		8		a \$2 00	6 00
25	2½ " "		30			
	½ " Salz		05			
28	1 Pr Stiefeln [boots]		7 80			
	2 lb. fleisch		24			
29	1½ " "		18			
12	" W Mehl [wheat flour]		1 20			
11	" K Mehl		55			
1	" Schmalz [lard]		40			
1	" Kaffe		45			
	1 Ounz Zimmet [cinnamon]		07			
30	1½ lb. fleisch		18			
25	30 lb. Kartoffeln [potatoes]		1 95			
			\$389 25			
	Medisin bis zum 30ten Juni [medicine up to June 30]		1 25			
	Dr. Bill bis zum 5ten Juli		1 90			
	Bleischmidtarbeite bis zum 30 Juni [tinsmith work]		1 70			
	Schuhmacherarbeite bis zum 30 Juni [shoemaker's work]		1 15			
			\$395 25			\$370 00



GERMAN COLONIZATION COMPANY

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[Debet]						[Credit]
July	2	3 lb. fleisch [meat]	36	1870	Transport	370 00
	5	25 [ft] Lumber	50	July	1/2 1 Arbeitstag	2 00
	6	3 lb. fleisch	36		4/9 4 " a \$2 00	8 00
		1 Knochen [bone]	5		11/16 6 " "	12 00
		4 lb W Mehl wheat [flour]	50			
		1 1/2 lb. Kaffe	27 1/2			
	9	1 Pk Bt Tabak [leaf tobacco]	50			
	8	2 lb. fleisch	24			
	9	3 lb. "	36			
		1 " "	8			
		12 lb. W Mehl	1 50			
		10 " Korn Mehl [oornmeal]	50			
		2 " Salz [salt]	24			
		1 " Kaffe	55			
	12	2 1/2 lb. [fleisch]	30			
		1 Knochen	5			
		1 St Seife [piece of soap]	5			
	15	12 lb. W Mehl	1 50			
		1 lb. Kaffe	55			
	16	1 Box Matches	10			
		1 lb. Seife	22			
		3 lb. Fleisch	36			
	18	1 Pk Bt Tabak	50			
	19	3 lb. fleisch	36			
		1 " "	8			
			10 08			392 00

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[p.] 12

Debet				[Credit]
Juli	[Carried forward]	10 08	1870 Transport	\$392 00
19	2 Ounz Thee [tea]	27	Juli 17/23 6 Arbeitstage	a \$2 00 12 00
	1 " pfeffer [pepper]	8	" 25/30 6 Arbeitstage	a \$2 00 12 00
21	2 lb. fleisch [meat]	24		
	1 Knochen [bone]	5		
23	2½ lb. fleisch	30		
	12 lb. W Mehl [wheat flour]	1 50		
25	1 lb. Kaffe	55		
	2 lb. Fleisch	24		
27	8 lb. Korn Mehl [cornmeal]	40		
	6 lb. W Mehl	75		
	1 Pk B1 Tabak [leaf tobacco]	35		
28	2½ lb. fleisch	30		
	1 " "	8		
30	3 lb. fleisch	36		
	1 " Salz [salt]	8		
	1 Box Matches	10		
	1 lb. Seife [soap]	22		
	1 lb. Salz	8		
	Amount Carried Forward	\$16 03		\$416 00

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[p.] 13

[Debet]							[Credit]
Agst	Amt Brot Forward	16	03	1870	Transport		\$416 00
1	4½ Quarts Milch [milk]	27		Aug	1/6	6 Arbeitstage	a \$2 00 12 00
	8 lb. Korn Mehl [cornmeal]	40		"	8/13	6 Arbeitstage	a \$2 00 12 00
	1 lb. Kaffee	35		"	15/27	11 " 6 hours	23 20
	1 Pk Bl Tabak [leaf tobacco]	35			29/10		
2	3 lb. fleisch [meat]	36		Sept	3	5 " 8 "	11 60
	für Post Stamps [for postage]	05		"	5/10	5 " 8 "	11 60
4	3 lb. fleisch	36					
	½ " Talg [tallow]	05					
5	1½ lb. W Mehl [wheat flour]	15					
	1 lb. Kaffee	35					
	2 Ouns Thee [tea]	27					
	2 lb. Korn Mehl	10					
6	3½ lb. fleisch	42					
	" "	16					
	1 pint Essig [vinegar]	12					
8	12 lb. W Mehl	1 50					
	10 " Korn "	50					
	1 " Salz [salt]	8					
	1 Pk Bl Tabak	45					
	5 Quart Milch	30					
9	2½ lb. fleisch	30					
	" "	8					
	½ " Talg	5					
11	2 " fleisch	24					
		23 29					486 40

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[p.] 14

[Debet]							[Credit]
Agst	[Amount Carried Forward]	\$23	29			[Carried Forward]	486 40
11	1½ lb. Fleisch [meat]	12					
	½ " Leber [liver]	03					
13	2 lb. fleisch	24					
	1½ lb. "	12					
	½ " Talg [tallow]	03					
	1 lb. Kaffee	35					
	1 " Seife [soap]	21					
	¼ lb. Stärke [starch]	03					
	2 Ouns Thee [tea]	26					
	1 pint Essig [vinegar]	12					
	1 lb. Salz [salt]	07					
	1 Box Matches	10					
	¼ lb. Zucker [sugar]	07					
14	4 lb. fleisch	48					
	12 lb. W Mehl [wheat flour]	1 20					
16	10 " Korn " [cornmeal]	50					
	2 Dtz Knöpfe [doz. buttons]	30					
	1 Pint Karosin	12					
	½ lb. Zucker	13					
	4 Quart Milch [milk]	24					
17	5 lb. fleisch	60					
	1 Pint Sirup	12					
20	3 lb. fleisch	36					
	1 " Kaffee	35					
		29 44					486 40

GERMAN COLONIZATION COMPANY

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[Debet]		
Agst	Transport	29 44
20	1 Black Tabako [tobacco]	35
	1 pint Milch [milk]	03
22	8 lb. W Mehl [wheat flour]	80
	8 " Korn " [cornmeal]	40
	1 " Salz [salt]	07
	2 Ouns Thee [tea]	26
23	3 lb. fleisch [meat]	36
	1 Knochen [bone]	05
	$\frac{1}{2}$ lb. Talg [tallow]	03
24	1 pint Essig [vinegar]	12
	1 Sp Seide [spool of silk]	06
25	6 lb. fleisch	72
	$\frac{1}{2}$ lb. Talg	03
	$\frac{1}{4}$ " Wurste [sausage]	03
26	2 lb. Bohnen [beans]	16
	2 Ouns Sweet Oil	12
	1 Box Back pulver [baking powder]	25
27	3 lb. fleisch	36
	$\frac{1}{2}$ lb. "	12
	$\frac{1}{2}$ lb. Talg	03
	$\frac{1}{2}$ " Leber [liver]	03
	1 lb. Kaffe	35
	1 St Seife [piece of soap]	07
	1 Box Matches	10
		34 34

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[Carried Forward] [Credit]  
486 40

[p.] 16

[Debet]		
Agst	Amt Brot Forward	34 34
27	2 Ouns Thee [tea]	26
29	8 lb. Korn Mehl [cornmeal]	40
	6 " W " [wheat flour]	60
	1 Pk B! Tabak [tobacco]	35
30	3 lb. fleisch	36
	2 " "	16
	$\frac{1}{2}$ " Talg [tallow]	03
	$\frac{1}{2}$ " Leber [liver]	03
	3 lb. fett [fat]	15
31	1 " Bohnen [beans]	08
	2 Ouns Sweet Oil	12
	1 " Nelken pfeffer [cloves]	04
Spt	1 3 lb. fleisch	36
	1 Knochen [bone]	05
	2 lb. Salt	07
	$\frac{1}{4}$ lb. Starch	03
	1 Pt Vinegar	12
	2 oz Tea	24
	6 lb. Corn Meal	30
	3 lb. Beef (Rost)	36
	1 Steak	12
	2 Soup Meat	16
	$\frac{1}{2}$ Liver	03
	$\frac{1}{2}$ Tallow	03
		38 79

[p.] 16

[Carried Forward] [Credit]  
486 40

486 40

[p.] 17

[p.] 17

[Debet]			[Credit]
Spt	Forward	\$38 79	[Carried forward] 486 40
5	2¼ Quart Milch [milk]	14	
8	lb. Korn Mehl [cornmeal]	40	
6	4 lb. fleisch [meat]	48	
1	" "	12	
1	" "	08	
1	" Talg [tallow]	07	
1	lb. W. Mehl [wheat flour]	10	
7	12 lb. Kartoffeln [potatoes]	36	
8	3½ lb. fleisch	42	
	½ lb. Talg	03	
	1 Knochen [bone]	05	
	½ lb. pulver [powder]		
	2 lb. Bouck Scheoot [buckshot] Se Page 20		
	½ lb. fleisch	06	
	1 Licht [candle]	05	
	Amt Brot forward from June 30, 70	395 25	
9	1 Ouns pfeffer [pepper]	06	
2	" Thee [tea]	24	
1	" [lb.] Salz [salt]	07	
1	peint Essig [vinegar]	12	
10	4 lb. fleisch	48	
3	" "	24	
	½ " Talg	03	
1	" Korn Mehl	05	
		\$437 69	
			486 40

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[p.] 18

[Debet]			[Credit]
Spt	Transport	\$437 69	
10	12 lb. Wz Mehl [wheat flour]	1 20	
6	" Kartoffeln [potatoes]	18	
11	1 Pk Bl Tabak [tobacco]	35	
1	Box Matsches	10	
12	6 lb. Kartoffeln	18	
	4½ Quart Milch [milk]	27	
13	2 lb. fleisch	24	
	1½ lb. "	12	
14	4 " "	48	
1	" Kaffe [coffee]	35	
1	Ochsen Zunge [ox tongue]	45	
15	6 lb. W Mehl	60	
	1½ lb. fleisch	18	
16	1 " "	12	
	4 lb. Kartoffeln	12	
17	3 " fleisch	36	
1	" "	08	
	½ " Talg [tallow]	03	
	6 lb. W Mehl	60	
	1 " Salz [salt]	07	
	2 Ouns Thee [tea]	24	
	¼ lb. Starke [starch]	03	
18	2 " Speiks [spikes]	25	
19	2½ fleisch	30	
		\$444 55	
			Total Credits to Sept 12th 70 486 40

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[Debet]	Transport	\$444 55
Spt		
19	13 lb. W Mehl [wheat flour]	1 30
6	" " "	60
9	" Kartoffeln [potatoes]	27
1	Pk B1 Tabak [leaf tobacco]	35
20	3 lb. Biff [beef]	36
	1½ lb S fleisch [pork]	12
	¾ lb. Talg [tallow]	03
	Haar Kamm [hair comb]	25
	1 Ouns Simmet [cinnamon]	07
	1 lb. Kaffe [coffee]	35
21	3 Quart Milch [milk]	18
22	3 lb. fleisch [meat]	36
1	" " "	08
	1 paar Sturmpfe [pair of socks]	10
24	4½ lb. fleisch	54
	1½ " " "	12
	¾ " " Leber [liver]	03
	15 lb. Kartoffeln	45
	2 Ouns Thee [tea]	26
	1 lb. Salz [salt]	07
26	6 lb. Kartoffeln	18
	1 Box Matches	10
	1 Pk B1 Tabak	35
	2½ Quart Milch	15
		\$451 22

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[Debet]	Transport	\$451 22
Spt		
27	4 lb. fleisch	48
	1½ lb. " "	12
	¾ " " Talg [tallow]	03
	2 Ouns Lichdochte [lamp wicks]	08
	1 lb. Kaffe [coffee]	35
28	10 " Kartoffeln [potatoes]	30
	1 Aka mit handel	
29	4 lb. Fleisch	48
	10 lb. Kartoffeln	30
	6 " W Mehl [wheat flour]	60
	1 Pk B1 Tabak [leaf tobacco]	35
30	¾ lb. Starke [starch]	03
	2 Ouns Thee [tea]	28
	1 lb. Salz [salt]	07
	15 lb. Kartoffeln	45
	¾ lb. Pulver [powder]	25
	2 lb. Bock Schot Se Page 17	15
		\$455 54



## [p.] 21

[Debet]	Transport	\$455	54
Ockt			
1	3 lb. fleisch [meat]		38
1	"		08
1	" Talg [tallow]		05
1	Knochen [bone]		05
3	1½ Ouns Lichtdochte [lamp wicks]		06
1	Ouns Nelken pfeffer [cloves (ground)]		04
1	" saft [extract of cloves]		05
1	" pfeffer [pepper]		06
1	" Simmt [cinnamon]		07
2	" Sweet Oil		12
4	4½ lb. fleisch		54
3	Quart Milch		18
5	10 lb. Kartoffeln		30
6	" Schoot [shot]		30
1	" Kaffe [coffee]		35
6	6 lb. W Mehl [wheat flour]		30
	" Salz [salt]		07
	2 Ouns Thee [tea]		28
	2 Spul Seide [spools of silk]		12
	4 lb. fleisch		48
7	1 lb. Zwitschen [prunes]		30
	" Zucker [sugar]		25
1	" Apfeln [apples]		25
1	peint Essig [vinegar]		12
		\$460	32

## [p.] 22

[Debet]	Transport	\$460	32
Ockt			
7	1 pint Sirup		20
	1 paar frauen Strumpfe [woman's stockings]		20
	1 paar Kinder Strumpfe [child's stockings]		10
	10 lb. Kartoffeln [potatoes]		30
10	5 " "		15
8	" W Mehl [wheat flour]		40
½	" Zucker [sugar]		13
1	Quart Milch [milk]		06
½	lb. Talg [tallow]		03
11	5½ lb. fleisch [meat]		66
½	" Talg		03
	15 lb. Kartoffeln		45
4	" W Mehl		24
13	4 " fleisch		48
	1 Knochen [bone]		10
	1 paar Lachritz stange [two sticks of liquorice]		03
14	15 lb. Kartoffeln		45
	1 Seleps [neck-tie]		25
15	4 lb. fleisch		48
1	"		08
½	" Talg		03
5	" W Mehl		25
1	" Talg		07
	1 Ouns Simmt [cinnamon]		07
2	" Sweet Oil		12

## [p.] 23

[Debet]

Ockt

15	¼ lb. Starke [starch]	03
17	10 lb. Kartoffeln [potatoes]	30
18	2 " fleisch [meat]	24
20	8 " W Mehl [wheat flour]	40
21	5 " fleisch	60
2	" "	16
8	" W Mehl	40
22	1 lb. Salz [salt]	07
	¼ lb. Starke	03
	1 Ouns Simmet [cinnamon]	07
	1 " pfeffer [pepper]	06
24	3½ lb. fleisch	42
1	" "	08
1	" "	12
	½ " Leber [liver]	03
	8 lb. Mehl	40
25	2 " fleisch	24
	1 Knochen [bone]	05
26	12 lb. Kartoffeln	36
1	" Kraut [cabbage]	05
1	" Zwiebeln [onions]	06
1	Oz Zimmet [cinnamon]	7
1	" pfefer	6
1	lb. Salz [salt]	7

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## [p.] 24

[Debet]

Oct

26	1 Par Hosen [trousers]	80
28	10 lb. Kartoffeln [potatoes]	30
	10 " Mehl [flour]	50
	½ lb. Starke [starch]	12
29	4 lb. fleisch	48
2	" "	16
1	" Talg [tallow]	06
10	" Kartoffeln	30

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## Payd out

1870

Nov.	10	2 Links Stove Pipe	\$1 50
"	"	1 Pair Sash 10x14	2 25
"	"	12 Light Glas	3 —
"	15	2 Wash Tops [tubs] 1-3.50. 1-2.00	5 50
"	20	1 Broom	90
"	"	1 Basket	75
"	"	1 Bedstead	8 00
"	"	3 Wood Chairs	5 50
"	"	1 Key	50
"	6	Transport from Colfax to Pueblo	24 —
"	4	In Bargain for my Gun p.	2 —
Dec.	8	1 Coat & Pans	14 50
	15	Dry Goods	4 30



## EXCERPTS FROM NEWSPAPERS AND BOOKS

---

[WET MOUNTAIN VALLEY BEFORE ARRIVAL OF GERMAN COLONY.]

<sup>1</sup>Capt. E. P. Horne, who came in from the south this morning gives us some news from the new settlement in Wet Mountain Valley. Crops are doing well; wild fruits are abundant, and the fishing and hunting excellent. Seven houses are going up, and about one half the valley is claimed. A fire destroyed one of their camps with all its contents, including tools, a lot of sash and other building fixtures, to replace which the captain is now here.

---

[ORGANIZATION OF THE GERMAN COLONIZATION SOCIETY.]

\*Deutsche Colonisations-Gesellschaft. Eine Gesellschaft hat sich in unserer Stadt kürzlich gebildet, deren Zweck wie wir hören, Colonisation auf Regierungs-Ländereien im südlichen Colorado ist. Diese Association wird nur aus 50 Mitgliedern bestehen, welche je \$250 einzahlen, und soll die Colonie mit Hülfe des so gesammelten Capitals von \$12,500 etabliert werden. Das gegenseitige Verhältniß der Mitglieder soll auf 6 Jahre in Art und Weise einer kaufmännischen Gesellschaft gehalten werden. So sind 23 Mitglieder vorhanden, eine Constitution ist angenommen und die ersten Einzahlungen bereits gemacht. Die Gesellschaft hat ihr Geschäftslokal in Zimmer No. 9, Uhlich's Block, und hält ihre regelmäßigen Sitzungen jeden Dienstag und Sonnabend Abend um 8 Uhr ab, woselbst Mitglieder aufgenommen werden können. Die Colonie wird, nachdem sie ihr Land bereits diesen Herbst locirt und sich den Titel zu demselben verschafft hat, anfangs des nächsten März Chicago verlassen und der neuen Heimat aufzuwehren. Es werden nur Handwerker, Landwirte und Professionisten als Mitglieder aufgenommen, welche den Betrag von \$250 im Stande sind zu zahlen. Die Gesellschaft wünscht einen gut gebildeten deutschen Apotheker aufzunehmen und sucht jetzt besonders noch Sattler, Schreiner, Maurer, Farmer, Gärtner, Zinnarbeiter, Schmiede und Ma-

<sup>1</sup>*Daily Rocky Mountain News*, August 7, 1869, p. 4.

<sup>2</sup>*Illinois Staats Zeitung*, August 24, 1869, p. 8.

schinisten. Die Sache steht unter Leitung eines bereits erwähnten Vorstandes und Verwaltungsrates, und verspricht in jeder Weise ein erfolgreiches Unternehmen zu werden. Es ist unbedingt der einzige Platz für Deutsche, welche nur beschränkte Mittel besitzen, um innerhalb sechs Jahren zu einer unabhängigen Stellung mit schulderfreier Heimat im schönsten, gesündesten Lande des amerikanischen Continents zu gelangen.

---

#### GERMAN COLONIZATION SOCIETY.<sup>1</sup>

A society has lately been established in our city whose object, as we hear, is colonization on government land in Southern Colorado. This association will consist of only 50 members, each of whom will pay \$250, and the colony is to be established with the help of the capital of \$12,500 thus collected. The obligation of the members, on the other hand, is to be bound for six years in the manner of a mercantile company. There are 23 members at present, a constitution has been adopted and the first payments already made. The society has its office in Room No. 9, Uhlich's Block, and holds regular meetings every Tuesday and Saturday evening at eight o'clock, where members can be received. The colony, after it has located its land this fall and secured title, will leave Chicago next March and go to the new home. Only mechanics, farmers, and handicraftsmen, who are in position to pay the sum of \$250, will be received as members. The society wishes to receive a good accomplished apothecary and now seeks especially sadlers, joiners, masons, farmers, gardeners, tinsmiths, smiths and machinists. The enterprise is under the direction of a Board of Directors already chosen, and promises in every way to become a successful undertaking. It is certainly the only undertaking by which Germans who possess only limited means can within six years attain an independent position with an unencumbered home in the most beautiful land found on the American continent.

---

#### [CARL WULSTEN'S VISIT TO COLORADO, 1869.]

<sup>2</sup>Scarcely a day passes without additional evidence of an increasing emigration. Mr. Carl Wulsten, who is now visiting

<sup>1</sup>A free translation of the preceding item.

<sup>2</sup>*Colorado Chieftain*, November 25, 1869, p. 3.



Southern Colorado in the interest of a German Emigration Society, pronounces himself well pleased with the country. Next spring, he, in company with about fifty families, will locate in Pueblo county, or in one of the counties adjoining. They propose to till the soil, raise cattle, and to establish a woolen factory and a saw mill. We bid them thrice welcome. A class of emigrants so industrious, economical and thrifty, cannot fail to be of incalculable benefit to the Territory.

---

[EARLY NEWS OF THE GERMAN COLONY.]

From Canon City<sup>1</sup>

Canon City, January 20, 1870

Eds. News:—

\* \* \* \* \*

From a letter received by a gentleman of this place, of a recent date, I learn that a gentleman by the name of Theodore Wolsten, of Chicago, is organizing a colony of over one hundred German families, to emigrate in February to Wet Mountain valley in this county. They will bring their own stock, mechanics' tools, machinery for manufacturing purposes, farming implements, etc., for the purpose of combining under the co-operative system, the farm and village, with church, schoolhouse, printing office, and the manufacture of their wearing apparel, educating their children, and publishing a home German newspaper. We are happy to see them coming; they will be an important binding stone in the future great triumphal arch of Colorado. A population that comes to us with the one ostensible object of improving the country for its own benefit, is the kind we want here.

[Five paragraphs omitted.]

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[COLONY NEWS.]

IMMIGRATION.<sup>2</sup>

When in Denver we were shown letters received by Governor McCook which show that a very large immigration to this country may be expected. One was from a Colonel Wulsten, of Chicago, in which the writer states that he has already enrolled between

<sup>1</sup>*Daily Rocky Mountain News*, January 24, 1870, p. 2.

<sup>2</sup>*Daily Central City Register*, January 28, 1870, p. 1.

two and three hundred men in his colony. He organizes them as militia companies, with the pledge that their officers shall be commissioned as such on their arrival. The Colonel proposes to increase their number to five hundred, not counting women and children. This colony is expected to locate in Wet Mountain valley southwest of Canon City. They will come with farming implements, &c., ready to commence life in real earnest. Another colony is also forming in St. Louis, but no place is mentioned as having been chosen for settlement. Mr. Meeker's colony, partially formed, numbers over three hundred and is negotiating for from eight to ten thousand acres of irrigable land at the junction of the Arkansas and Huerfano rivers, on Craig's grant. They come also with wagons and other farming implements, and propose to be here in time to put in their spring crops. This colony to permit the sale of no liquors within its limits, and is to be every way a moral one. Parties from San Francisco are also making inquiries about this region, many of them wishing to engage in mining. Letters have also been received from private individuals written from Texas, Maine, and every other State, making inquiries of all sorts concerning the country, and what opening it presents to one wishing to come here. Everything goes to show that we may reasonably expect a very large immigration of the very best class of people. We have millions of acres of arable land, and hundreds of thousands of mines which lie unoccupied, and invite them to come. Lands on the large Spanish grants of Southern Colorado are offered at less than Government rates, and will be likely to attract a very large share of these new comers, but the whole Territory will receive new life and activity from them.

---

[MEMORIAL OF GERMAN COLONY PRESENTED TO CONGRESS.]

<sup>1</sup>Among the proceedings of Congress we note. . . . Mr. Pomeroy presented a memorial elaborately drawn and numberously signed by adopted citizens of the United States representing a colonization of Germans. They set forth that the opening of railroads to the mountains of the United States has brought to view desirable tracts of land upon which they would be glad to

<sup>1</sup>*Daily Colorado Tribune*, January 28, 1870, p. 1.

settle; but that the lands are unsurveyed and they are not able to settle under the pre-emption and homestead laws of the United States, because until the lands are surveyed they are not in the land offices so that they can file and make their locations. They also set forth that even though homestead settlers get the lands at a mere nominal price, still the expenses incident to that settlement are beyond the reach of ordinary poor men at such a remote distance from the eastern cities. This company is called "The German Company of Colfax," and they propose to settle in Fremont county, Colorado. They wish 40,000 acres of land to be set apart for their use. Their memorial was referred to the committee on public lands.

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[*The Chieftain* OPPOSED TO SPECIAL FAVORS.]

<sup>1</sup>A German colony, proposing to settle in Colorado, have applied to Congress for a grant of the public land, for the reason that they propose to settle on a portion of the public domain not yet surveyed, and therefore cannot pre-empt or homestead their land for an indefinite length of time. We think they should take their chances, as the rest of us do.

---

[DEPARTURE OF GERMAN COLONY FROM CHICAGO;  
ITS ORGANIZATION.]

<sup>2</sup>A colony, consisting of 80 families and about 400 individuals, left this city yesterday afternoon in a special train, consisting of 12 cars, for Colorado. The colony consisted of well-to-do people, composed of Germans and Americans, who go to Colorado to engage in farming. They go under the superintendence of Carl Wortzell, who has selected and purchased the lands. A special train on the Chicago, Alton and St. Louis railroad was chartered to take the party to their destination. The colony was composed largely of children, and all, both old and young, were in the best of spirits. Large numbers of the friends of the colonists assembled at the depot to see them off.

<sup>1</sup>*Colorado Chieftain*, February 3, 1870, p. 3.

<sup>2</sup>*Chicago Times*, February 8, 1870.

WESTWARD HO!<sup>1</sup>

## Departure of Two Hundred and Fifty Chicagoans for Homes in Colorado

## The Pioneers of Civilization

A notable event in the history of Chicago transpired yesterday. It was the departure of a colony of Chicago citizens for a home in the Western wilds—the first of the kind which ever left this city, and, it is believed the first ever organized in America. It is called the ‘German Colonization Society, of Colfax, Colorado,’ the latter township being the destination of the colony. Ever since the mineral resources of the Territories were discovered, there has existed a serious drawback to their development in the fact that the march of agriculture had not kept pace with the feverish rush of the seekers after the hidden treasures of the earth. As a consequence, in many remote regions, where, under ordinary circumstances, mining could be profitably pursued, the cost of living, owing to the long distance over which subsistence must be transported, is so great as to have compelled the abandonment of the mines. Agricultural advantages of the most favorable character were not lacking, but the farmer did not come, and the miner must wait for him. It was in view of this state of things that, in August last, Carl Wulsten, a citizen of Chicago, conceived the plan of organizing in this city, a society of farmers, mechanics, and laborers, who, with their wives and families, should select some favorable location in the great undeveloped West, and there enter upon the work of tilling the soil, the erection of a village, and, mayhap, the formation of a metropolis. Wulsten laid his plans before Mr. C. N. Pratt, of this city, General Agent of the National Land Company, whose extensive knowledge of the Territories enabled him to afford valuable assistance to the project. On the 18th of November last a locating committee left Chicago, for the purpose of selecting a site for the occupancy of the proposed colony, and, after some time passed in visiting and examining various localities, the choice fell upon Wet Mountain Park, Fremont County, near the head waters of the Arkansas River in Southwestern Colorado. The district is described as one

<sup>1</sup>*Chicago Tribune*, February 9, 1870.

of surpassing excellence, and admirably adapted to agriculture. The soil is rich, prairie and timber lands abound, numerous streams supply irrigation and power for manufacturing purposes, and the climate is mild, salubrious, and wonderfully healthy.

On the return of the Locating Committee, the society, numbering forty members, was organized by the election of the following officers:

President—Carl Wulsten

Secretary—Albert Philip

Treasurer—T. Merten

Soon after this Wulsten proceeded to Washington, where, provided with letters to influential parties, and by the aid of Vice President Colfax, who manifested great interest in the scheme, he succeeded in obtaining from the Secretary of War an order to the commanders of Forts Wallace and Lyon, and other military posts along the route, to furnish an adequate escort of soldiers from the point of leaving the railway until the destination was reached; ambulances to convey the women and children, tents in which the colony might live until houses could be erected, and to give the party every possible aid and assistance. A bill was also introduced granting 40,000 acres of land to the society, and referred to the Committee on Public Lands, who have recently reported unanimously in favor of its passage. On the return of the President to Chicago, he at once set about pushing forward preparations for the departure of the colony, which had, at last, been increased to 80 adult male members. According to the plan of the organization, each member pays \$250, which constitutes a common fund for the benefit of the colony, and out of which are defrayed all expenses, including transportation and subsistence on the way, live stock, seed, agricultural implements, machinery for saw mill, grist mill, etc. All the branches of industry and enterprise are to be conducted on the co-operative plan for five years, at the expiration of which time an equal subdivision of lands, improvements, assets, etc, will be made. In the President is mainly vested the entire executive power, and upon him will devolve the management of affairs, the division of labor, the direction of improvements, the maintenance of law and order, and the general supervision and control of matters. Colfax is situated 250 miles



from Fort Wallace, on the Kansas Pacific Railroad, seventy miles from Puebla and thirty miles from Canon City, the latter a village of five or six hundred souls, being the nearest settlement. A detachment of United States troops will furnish protection for the present against molestation from Indians; but it is designed soon to form a militia company among the colonists, to whom the Governor of the Territory will issue arms and ammunition.

All necessary preparations having been completed, yesterday afternoon was fixed for the time of departure of the colony, which numbered about two hundred and fifty persons, men, women, and children. All these were German residents of Chicago, some of them having lived here for ten or fifteen years, and an immense throng of relatives, friends, and acquaintances gathered at the depot of the Chicago, Alton and St. Louis Railroad, to bid them farewell and God Speed. A special train had been allotted to the pioneers, who, early in the afternoon, took possession of the cars and installed themselves for the long journey before them. They were a splendid-looking set of people—middle-aged, sober men and matrons, with their numerous families; muscular, athletic young fellows, with rifles strapped across their backs; and there, too a spice of romance in the otherwise intensely practical party—twenty fair-haired, clear-skinned German girls, all young and good looking, and all capable, seemingly, of taking good care of themselves, and making excellent wives for those same gallant rifle bearers. As a matter of course there was a clergyman among the colonists; also a doctor and a schoolmaster, but, it should be observed, no lawyer. These people mean to live in peace and harmony with each other, it would appear.

Upon either side of the baggage car of the train was a huge placard bearing these words:

“Westward the Star of Empire takes its course—German Colonization Society of Colfax, Fremont County, Colorado Territory,—organized at Chicago, August 24, 1869—Carl Wulsten, President; Albert Phillip, Secretary; T. Merten, Treasurer—under the auspices of the National Land Company!”

A special freight train had also been provided. In the various box cars were snugly installed horses, cows, pigs, sheep, goats, chickens, geese, turkeys, etc; large numbers of lumber wagons,

farming implements, washing machines, household utensils, machinery for the saw and grist mills, planing machines, and a large supply of groceries, staple dry goods, etc.

At about half-past 4 o'clock, after the fervent good-byes had been spoken, the passenger train moved up the track to the freight depot, where it halted for a short time, and a photograph of the scene was taken by Shaw. This done, and everything being in readiness, the train moved on amid the hearty cheers of the assembled multitude, and the little band of Chicago colonists were on their way to their new homes in the Great West.

The route to be taken by the colony leads to St. Louis, where they will be received and escorted through the city by a German society, headed by a band of music; thence to Kansas City; thence on the Kansas Pacific Railroad to Fort Wallace, where a full supply of ox-teams will be in readiness to haul the loaded wagons the remainder of the distance. At Fort Wallace they will take the wagon road to Fort Lyon, with a military escort, and from thence, touching Puebla and Canon City, will pass through the mountains to Colfax, the point of destination. It is expected that the journey, barring delays, will be accomplished in fifteen days. The colony will doubtless receive large additions from Chicago and elsewhere within the next few months, as many were prevented from joining the main party through inability to raise the necessary amount of money. In order that parties desirous of connecting themselves with the Colfax colony may be afforded every facility in the way of information, cheap and safe transportation, etc, the society has constituted C. N. Pratt, of No. 111 Dearborn Street, its General Agent.

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[GERMAN COLONY ON WAY TO COLORADO.]

*By telegraph from St. Louis:*<sup>1</sup>

The advance of a German colonization society, bound for Colorado, and numbering one hundred and seventy-five persons, well equipped with articles to establish and maintain a colony reached here today, en route to their destination, Wet Mountain Valley.

<sup>1</sup>*Daily Central City Register*, February 11, 1870, p. 1.

THE COLFAX COLONY.<sup>1</sup>

Tuesday we gave an account of the German colony of emigrants now on their way to their homes in Colfax, Fremont county. In addition we learn from the *Missouri Democrat* that they have among them a physician, a clergyman, several printers, a number of carpenters, besides mechanics, blacksmiths, and other craftsmen. They have also two car loads of blooded stock, a saw mill, a planing mill, a grist mill, and a full assortment of other agricultural implements. The President of the colony, Carl Wulstan, is a Prussian refugee of considerable celebrity, who fought in the Union army against the rebellion, has been a prominent political speaker in Indiana, and an editor of the *Staats Zeitung*, Chicago. He is also a high official, "Grand Lecturer," of the order of Turners of the North and Southwest.

[CRITICISMS OF GERMAN COLONISTS BY *The Chieftain*.]

<sup>2</sup>In common with all who have invited and urged immigration hither, we heartily rejoice that the tide is now turning in this direction, and we are particularly glad to see that a respectable colony of Germans are soon to arrive here, as the van of the immigration for the new year of 1870. But in reading the newspaper notices of this colony, of which Mr. Wulsten seems to be the leader, it has occurred to us that a little needless amount of parade has been made over them in some particulars, unless this programme can be kept up as to all other similar companies of settlers who are to come among us. Here is what a Chicago paper says:

<sup>3</sup>"A colony of 250 Germans. . . ."

In addition to the foregoing, a Denver paper says that Gov. McCook has sent two cases of the arms belonging to the Territory to meet these immigrants at the railroad *with which they can protect themselves on the way*.

Now, it will be borne in mind that the old citizens of Colorado; we who have lived here for ten and twelve years; before the days of railroads; when the population was sparse, and surrounded with hostile Indians, who were slaughtering on every road and in every

<sup>1</sup>*Daily Colorado Tribune*, February 16, 1870, p. 1.

<sup>2</sup>*Colorado Chieftain*, February 24, 1870, p. 1.

<sup>3</sup>The section omitted contains nothing of importance not found in *Chicago Tribune* of February 9, 1870.



GERMAN COLONISTS AT FORT WALLACE, FEBRUARY, 1870





settlement, found it extremely difficult to prevail upon the authorities to furnish arms for the protection of our homes, much less furnishing us military escorts and ambulances in making our journeys and settlements. Weeks and months of Indian wars used to pass before we could get the ear of the Government to believe that such things existed at all. We were in great luck, if after fighting the savages a year, "two cases of arms" were sent out for the use of the whole Territory, to save our lives in getting a foot-hold and making the Territory what it is to-day. But now, when a party of emigrants propose to ride on a railroad across the Plains, into the settlements of the Territory, and travel thence to their destination through a thickly settled country, over a road filled with freight teams, and a daily line of coaches running over it, past two military posts; a region of country, in short, through which there is now no more danger in travelling than these emigrants would encounter between New York city and Boston, a man goes to Washington and proposes to come out here and make a settlement, and call it after the name of the Vice-President of the United States, he is rewarded with immediate smiles, the ear of the Government is bent listening, and the great Secretary of War is made to come down, and he forthwith sends orders to military posts all along the line to furnish escorts of troops, arms and rations, to cover the march of these Teutons along through the peaceful corn-fields of Pueblo and Fremont counties. They leave Chicago well armed, say the papers, "with rifles and accoutrements." After they step from the railroad platform into the thriving settlements of Colorado, they receive from our considerate Governor "two cases" more. With this preliminary preparation for defence against the hostile attacks of jack rabbits and prairie dogs, the Teutonic Knights of modern chivalry are enclosed within a hollow square of the armed troops of two military Posts, and the word is given to advance upon the towns and settlements of Southern Colorado! We do hope they will not suffer for the want of arms.

But more. These immigrants, who it seems are required to have at least \$250 dollars apiece before setting out, are not to be left as we were, who fought our way as pioneers across the Plains, most of us with "nary red," and have fought for our homes here ever since, until we have conquered a peace and left no danger for

those who follow us. While we had to get our land the best way we could, and in finally securing our title, are held to strict conformity with the general land laws of the United States, these favored children of the old country are to be presented on their arrival with a grant of 40,000 acres of our best land. Eighty men in the "colony," and 40,000 acres, gives 500 acres of land to each of these pioneers, with a congressional title to the tract. We shall always think these naturalized citizens are ungrateful wretches, unless they unite in declaring this to be "the best government the sun ever shone upon!"

There is one other feature in this "outfit" that strikes us as noticeable. The account we have quoted says that the President of this Society, Carl Wulsten, "is invested with power to maintain law and order in the Colony." Indeed; and who invests Mr. W. with this extraordinary one-man power? And then suppose Carl himself should become a little baulky, now and then, who is to "maintain law and order" in his individual corporsity? Or are we to have a German principality, on a small scale, set up in Fremont county, where "law and order" is to be administered by Carl the First, and that, too, under the very walls of our new Penitentiary? Or is this to avoid having the "Revised Statutes of Colorado" translated into the German language? Our Spanish citizens, who clamored so fruitlessly for a translation during the recent session of the Legislature, may perhaps learn a lesson in self-government, without the aid of Spanish Statutes.

In striking contrast with all this fuss and feathers mode of coming to Colorado to live, there is a movement in New York to induce emigration to this Territory, which is described by Mr. Byers, of the *Denver News*, who is now in the East, and who, in a recent letter to his paper, thus writes: "I hear of colonies great and small, forming in all parts of the Eastern and Northern States, and in Europe, and by far the greater majority are looking to Colorado. True, some of them may be diverted to other points, but thousands will settle in our Territory the coming summer. The following circular is a specimen. It fell into my hands this evening, and, I am informed, was suggested by inquiries here and elsewhere, all through the Eastern States, "How can we get to the West, where there are cheap homes and plenty of work?" Special rates

are now being arranged by the railway companies, and the projectors hope to save, by moving in large bodies, more than half the ordinary cost of transportation. But here is the circular:

“*Attention, Emigrants!*—A company is now forming to go to Colorado Territory, whose only object in banding together in New York is to secure the lowest possible rate of fare. As there will be no officers, there will be no one to reap benefits. As each man will be his own treasurer, his funds will be in safe hands. We have no connection with land-speculating companies; have not sent committees out to locate land; have no bills to pay for preliminary expenses; and when we arrive in Denver each man is his own free agent to go wherever he wishes to, or to form his companies there. What is wanted is as many respectable families as can be got, whose only object is to get to a new country where they can better their condition. The only idea in all going together is in order that the railroad fare will be reduced so as to bring it within reach of those whose means are limited.

“All parties who desire to go in a company of this kind, can leave their names at the Inventor’s Institute, 15 Center street. As soon as sufficient number of names have been procured to make a respectable sized party, a time for going will be decided upon.”

When it is remembered that this German Colony comes out under the auspices of the “National Land Company,” who are about to secure from Congress a donation of 40,000 acres of some of the best land in Colorado; that each emigrant pays \$250 into the hands of a “Treasurer” to settle “preliminary expenses,” and that when they arrive here the whole Colony is to be under the sole control and government of the “President,” who is to administer “law and order,” after the model of our military departments; we say, when all this is remembered, the keen satire of the circular sent from New York by Mr. Byers is apparent, wherein it takes off this “Colfax Colony” in this ironical and yet sensible language: “As there will be no officers, there will be no one to reap benefits. As each man will be his own treasurer, his funds will be in safe hands. We have no connection with land-speculating companies; have no bills to pay for preliminary expenses, and when we arrive in Denver, each man is his own free agent to go wherever he wishes.” As we said at the outset of this article,

we gladly welcome all who come, and particularly this company of industrious Germans who are to settle in Fremont county. The Chieftain has labored since its establishment more to induce immigration than in any other particular, and we can now well afford to congratulate ourselves upon the dawning of our success in directing attention to this portion of our Territory, despite the adverse influences which for years have been exercised through the Denver newspapers; but we must say that, as to the manner of coming out here, there is a sensible, practical, fair and modest way, and then there is another mode that smacks just a little as though the leaders of the enterprise were laboring to create the impression that they were coming out to penetrate a howling wilderness, filled with hostile savages and wild beasts, requiring the United States Army, under orders of the Secretary of War, to escort them; that no one had ever dared explore these wilds before, since the adventures of Fremont, and that these modern heroes, on their arrival by railway amid our towns, villages and farms, should have the country donated to them as a small compensation for their perilous discovery.

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[GERMAN COLONISTS PASS THROUGH KANSAS CITY.]

<sup>1</sup>Last night, at 8 o'clock, a German Colony, consisting of about 200 members, under the leadership of Mr. Carl Walston, President of the Colorado Colonization Society, passed this city on their way to Colfax and Tremont counties, Colorado. They occupied five coaches and ten freight cars, laden with stock, household goods and two mills—one a saw mill and the other a grist mill.

It will be remembered by the readers of the *News* that 130 families of Swedes, from Galesburg, Illinois, passed Kansas City on the 9th inst., en route to Saline county, Kansas, where they have already purchased land. Both colonies are formed under the auspices of the National Land Company, and were cordially received by its agents at this point, Messrs. Pliny Moore and Chas. Oberg.—*Kansas City Evening News*, Feb. 11th.

Will the *News* allow us to correct its Colorado topography a little? There is no Colfax county, nor Tremont county, in Colo-

<sup>1</sup>*Colorado Chieftain*, February 24, 1870, p. 2.



rado. "Colfax" is the name this colony proposes to give to the settlement which it will make in the southwestern portion of Fremont county.

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### LETTER FROM WET MOUNTAIN VALLEY.<sup>1</sup>

Wet Mountain Valley, Feb. 14.

Ed. Chieftain:—This valley, the favorite hunting ground of the Utes, has attracted little notice until recently, owing to its supposed elevation, and a general want of information regarding its adaptation to agricultural settlement. A few facts in relation to the region may not be uninteresting to your readers, especially since it seems to be the destination of quite a number of immigrants this year. Although a settler in the Valley, and naturally interested in its success, I do not propose to exaggerate by representing this as a perfect country, and the only one worth living in. This portion of the Valley is, by the very good, but circuitous, wagon road, about forty miles from Canon City, and although there are trails leading in by much shorter routes, yet for a person unacquainted with the country, it is best to take the wagon road. The San Luis, or Rio Grande valley lies directly west, separated from this by the Snowy Range or main Rocky Mountain chain, while Canon City lies east, separated by the Wet Mountain range, the Arkansas river flowing by on the north, and cutting through the northern end of this range, forming the canon of the Arkansas from which Canon City takes its name. This Valley is thought to average ten miles in width, and is perhaps fifty in length. The principal streams in the northern end are Grape and Texas creeks, flowing north; and in the southern end, the head waters of the Huerfano river, running south. Springs and small streams abound throughout the whole valley. The scenery of the valley is picturesque and beautiful; from the upper end of the valley, one can look through the gap cut by the Arkansas river, out upon the great plains to the east; looking south, stretches the undulating plain of the valley, and beyond it, through the southern entrance, in the far off distance, loom up the Spanish Peaks; at the right towers the snowy wall of the main range, and on the left the ragged range of the Wet Mountains, with their innumerable foot-hills, covered

<sup>1</sup>*Colorado Chieftain*, February 24, 1870, p. 2.



with the fine Gramma grasses, and interspersed with groves of pine and cedar, affording a fine winter range for stock. This grass, as is well known, is equal to grain for stock. In the low valleys, are various kinds of grasses, the blue joint, wild timothy, oats, &c., upon which stock may graze in winter as well as summer. The clear, cold streams are filled with brook trout, whose sporting may be watched from the banks, and are as tempting a sight to the epicure as to the angler.

The snow has as yet given us no trouble, cattle and horses not having been fed any grain the past winter and are in fine condition; even our work horses have been fed very little grain. The snow has not at any time exceeded five inches in depth, and during some of the coldest nights we have camped out without fire, and only our blankets, without suffering at all with cold.

The first crops were raised, and the first ground broken in this end of the valley—the northern end—the past season. The crops were put in very late, and yet the yield on the sod was from thirty-five to forty bushels of wheat and oats to the acre, while fine crops of potatoes, turnips, beets and other vegetables were grown. The corn was a failure, yet under the circumstances of late planting and inexperience in the climate here, we are not discouraged, and think it can be raised with proper care in sufficient quantities for home use. Stock raising is, of course, the great business in Colorado, where the grazing range is not limited by the arable lands. Settlers are coming in here, and scarcely a day passes that does not bring some new-comer. We are expecting quite a number of German settlers here soon, but there is room for hundreds more. A word in conclusion to those who may wish to settle here: You can find no location that has not its faults or drawbacks, nor can you make a home anywhere that does not require work and perseverance to make comfortable and secure contentment. Many a man has failed and given up just on the eve of success, but even the dullest of people, with perseverance, industry and economy can succeed in this country. I have occupied more space than I intended to when I set out to write, and will close, promising at some future time to give you a further description of this valley, and our progress here.

C. W. Talbot.

## [SQUATTERS IN WET MOUNTAIN VALLEY.]

<sup>1</sup>Carl Wulstein's colony of Germans, of whom mention has heretofore been made in these columns, at last accounts was at Sheridan awaiting transportation to the place of their destination, Wet Mountain valley. It now seems probable that they will meet with some difficulty in obtaining possession of the tract chosen for their settlement, from the fact that about fifty enterprising individuals from various sections of the country have taken a sudden notion to squat upon these lands, and force the Germans into paying them a handsome *bonus* to get off. The squatters have no idea of working the lands themselves, but conceiving this method likely to prove a rare speculation, adopted it, and seem determined to hold their ground by force if necessary, until their demands shall be complied with. It is understood, however, that the United States will protect the colonist's claims, and eject the intruders by military power, if called upon to do so.

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## [GERMAN COLONISTS DEFENDED.]

<sup>2</sup>The *Transcript* [Golden, Colorado] having received a long, sepulchral groan in the way of correspondence, which by the way reads as though it had been written from the "tomb of the buried past," and is signed "A Republican," launches out editorially against all hands, and slops over quite recklessly in its slobbering efforts to aid its correspondent in fastening the charge of political trickery upon our Governor, for the encouragement he has given to Carl Wulsten's colony. The organization is described as an importation of Republican voters, brought here for the sole purpose of overcoming the Democratic majority. This is the only well established point to be found in the article, and in the Territory will be acknowledged as a first-class witticism. The editor goes back to the early history of the Territory and reiterates the threadbare argument of his contributor that, those who were here in '59 and bore the heat and burden of the day, have a better right to the privileges and benefits bestowed upon this colony of Germans than they who have done nothing toward the development of the country. Some, he says, have volunteered, and perilled their

<sup>1</sup>*Daily Central City Register*, March 3, 1870, p. 1.

<sup>2</sup>*Daily Central City Register*, March 4, 1870, p. 1.

precious lives in the defense of their country, which fact is mentioned as an additional reason why the public patronage should be given to '59-ers, and not to the Dutchmen, if it is to be given at all. He then goes on to speak of the appointment of Mr. Wulsten as Brigadier General of Militia, and his rejection by the Council, which,—“was a rebuke from them to an arrogance of power on his (the Governor's) part, equalled only by the stupidity of its inception.” And then, the people will be pleased to learn, “it needed only an Executive order to our Territorial Militia, to escort them to Wet Mountain valley, to fill up the measure of such a preposterous and barefaced attempt to tread the rights and feelings of our people under foot.” We have been tolerably familiar with the business from the first, but being ignorant of the fact that Congress had donated 40,000 acres of land in Wet Mountain valley to Carl Wulsten and associates, confess to being a good deal surprised at its announcement by the *Transcript*. We unite with our contemporaries in protesting against any public measure which discriminates between citizens in the distribution of the public domain, but we positively decline to make an ass of ourself by wailing over such an event, until after it has occurred. The Government is anxious for the rapid settlement of its Territories, and it seems has gone a little farther than usual in its desire to assist a movement which promises to bring to ours a larger share of immigration during the present year than has been known in any previous one. This is the extent of its offending; nothing more. Instead of cursing about it, we should rejoice over it, as a pleasant recognition of our claims to paternal consideration. Our colonists have asked for a donation of lands it is true, but as there is no precedent for granting it, there is very little probability of its being established for this special occasion. As to Governor McCook's action, it may be explained in a few words. It is well known that the Germans everywhere, when in sufficient numbers to do so, are in the habit of organizing themselves into military and other associations, for the advantage of social relations and for amusement. Wulsten's colony is composed chiefly of young, active men, who have seen service either in the old country or in our own, and, feeling the necessity for an organization which would insure the protection of their families against Indians, since they

must pass through a section of country frequently depredated by them, formed one and sent muster rolls on to the Governor, who after the fullest investigation of the matter decided to issue arms to them as Territorial Militia, as he had the most perfect right to do. Knowing Wulsten to have a batallion of men under his charge, and probably within the Territory at that time, to become permanent residents, on the last day of the session he nominated him among others, to be a Brigadier General of Militia, which he also had a perfect right to do, and which could do no harm to anybody, unless perhaps to a handful of citizens who were not so appointed. Being rejected by the Council, after its adjournment the Governor commissioned him, and he is now a full fledged militia Brigadier, the Council to the contrary notwithstanding. Instead of turning every enterprize of this character into a scheme, for the advancement of party interests, as the *Transcript* seeks to do, we should unite in doing all in our power, as journalists and as individuals, to encourage their formation in foreign States and countries, and their settlement here, where we may employ their disciplined muscle, their genius and enterprise, in building up a Great Western State. We can not always remain in our present dependent condition, but, to achieve statehood we must have a much greater population than we now have, or can obtain, through promiscuous immigration.

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[COMMENT ON *The Transcript's* CRITICISM.]

<sup>1</sup>Everybody has had their "put in" about the strictures of the *Transcript* on Gov. McCook's appointment of Carl Wulsten as a Brigadier General of Militia, except "we." Now it is our turn, so here goes. It is well-known that G. W.,<sup>2</sup> the editor of the *Transcript*, is a Prof. (?) of Military Tactics in Jarvis Hall School, and further it is surmised that he was an applicant for the "posish" himself, and chagrined at his defeat he seeks revenge for his discomfiture. This seems to us the most remarkable excuse for his attacks on the Governor. We've said our say and don't want any answer back.

<sup>1</sup>*Daily Colorado Tribune*, March 10, 1870, p. 4

<sup>2</sup>George West.



[*Chieftain SATIRE ON GERMAN COLONY.*]

<sup>1</sup>The famous expedition of Carl Wulsten's German colony is likely to become historical. And why not? Are they not distinguished above all other "pet-lambs" and "wards of the Government." While native born American citizens of rank are daily shot down in Cuba and butchered by Spanish assassins without the least notice being taken of it by the Government, these foreign born colonists are riding in Federal ambulances and eating Government rations. While old settlers in the Territories, from the Yellowstone to the Gila are being murdered by Indian "pet lambs," here basking on the sunny banks of the Arkansas, and smoking Government fine-cut, are the Federal Dutch, being protected by Government bayonets from any straggling raid of early horned frogs, and having their wooden shoes blacked by boys in blue.

Every great hero and conqueror has had his historian. Cyrus, Xerxes and Alexander had their Xenophons, Plutarchs and Rollins; Cesar had his Napoleon III; Frederick the Great his Carlyle; Napoleon I. had his Abbott, and Ben. Butler his Parton. When we come to the field of pure exploration, we find that the adventurous heroes who have led renowned expeditions into unknown countries, have not been forgotten for want of a proper record of their deeds. Christopher Columbus, Americus Vespuceius, John Smith, Cortes and Pizarro have had their scribes. Captain Cook several times sailed round the world, and left us his "log book" before he was finally cooked and eaten by a party of hungry Revelers on the coast of Africa. Captying Kydd also, has been duly remembered for his daring deeds "as he sayled, as he sayled." Dr. Livingston, Charles Sumner and Mrs. Stowe have explored Africa, and have we not their record all around us?

The explorations of Lewis and Clark, Zebulon Pike, and Col. Fremont have been duly perpetuated, not only by the pen, but Lewis and Clark's Fork of the Missouri, Pike's Peak and Fremont county, Colorado, will ever remain as monuments to the greatness of these daring explorers.

But what scribe is equal to the task of recording the feats of Carl Wulsten and his daring band of followers, in their perilous

<sup>1</sup>*Colorado Chieftain*, March 10, 1870, p. 2.



ambulance ride for more than a hundred miles along the coach road into the howling grain fields of Fremont County? The only journey which we remember, that can be at all compared in history to this one, is the famous march of the ten thousand Greeks, who, in their retreat from the bloody field of Cunaxa, wandered fifteen months through the rocky deserts of Asia Minor, and whose heroic march and final return to Greece are imperishably recorded in the "Anabasis" of Xenophon, their great leader and historian. Good historians are scarce just now. Motley is away from home, Bancroft is busy on his Sunday School series of the lives of "good injuns," and Jim Parton is engaged on a second edition of the life of Ben Butler, with shoo fly annotations. Where then shall we find a Xenophon to write the Anabasis of Prince Carl de Colfax, and his Federal Teutons?

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[MORE SATIRE FROM *The Chieftain*.]

<sup>1</sup>The German colony were yesterday a few miles below Booneville, proceeding by slow and easy stages up the Arkansas, in this direction, and at last accounts were all safe, although they had been several times surprised by small parties of farmers, along the road, offering them buttermilk. They are transported by about ninety government teams, and are furnished with U. S. tents to live in, and are to be fed at government expense the first year. The officers and soldiers at Forts Lyon and Reynolds are on a huge disgust at this sort of a campaign.

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[FAVORABLE COMMENT IN *Tribune*.]

<sup>2</sup>The Chieftain says that the German colony were on Wednesday last, a few miles below Booneville, proceeding by slow and easy stages up the Arkansas. It lets out another sad wail this week about the facilities this colony has in coming to our Territory, which is very amusing. It had rather see all of these Republican emigrants go to Texico or the Injun Ocean than come to Colorado and overturn a Democratic majority. It factiously styles their trip one of hair-breadth escapes in government am-

<sup>1</sup>*Colorado Chieftain*, March 10, 1870, p. 3.

<sup>2</sup>*Daily Colorado Tribune*, March 15, 1870, p. 1.

bulances through a series of wheatfields, but in a local item it says they are travelling by slow stages. As we understand it they exchanged their ambulances for stages at one of the ranches down there. We are very glad of the change for the ambulances would be very cold for the women and children in that rigorous climate and especially during the present cold snap.

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[AN EXAGGERATED ACCOUNT FROM KIT CARSON.]

*Kit Carson Correspondence.*<sup>1</sup>

Kit Carson, March 12, '70.

Eds. Tribune:—

. . . A large Colony of Germans and Danes passed up the Santa Fe road about a week ago bound for the West (*sic*) Mountain Valley, in Southern Colorado. They were delayed at Fort Wallace some two weeks awaiting transportation, which the government furnished them. It required about two hundred ambulances to transport them. They are taking farming implements and different kinds of stock with them. They will be a great benefit to Colorado, as they are a class of people who are industrious and willing to endure some hardships to make a home. Such emigration as this is what we need in Colorado to make it one of the richest States of the Union. These people are used to hard labor and will improve the country. . . .

T. W. J.

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[*The Chieftain* EXPLAINS ITS STRICTURES ON GERMAN COLONY.]

<sup>2</sup>As to the wishes and objects of Carl Wulsten's colony, the mode and manner of coming out, and the false impressions liable to be created thereby among persons in the States as to the danger of travel and settlement to this Territory, and the evil results of such wrong impressions, we have heretofore indulged in criticisms, and sought to ridicule that only which is undoubtedly ridiculous, absurd and unfair. For this we have been censured by some but for that censure we don't care the snap of a finger. Persons who never reason, even if they are capable of it, who cannot look higher

<sup>1</sup>*Daily Colorado Tribune*, March 17, 1870, p. 1.

<sup>2</sup>*Colorado Chieftain*, March 17, 1870, p. 2.

than their pockets, or some other equally selfish object, and who get mad by instinct just as the lower animals do, are very apt to get in a good humor again, without the trouble of trying to reason them into it. We have indulged in no personalities,—when we have mentioned the name of Carl Wulsten, it has been, of course, as an officer of the Association and the acknowledged leader and spokesman of the colony. No man in Colorado desires immigration more than another; we all want it, nor do we blame the immigrants themselves for the mode of coming here or what they may get when they arrive. We should all have been glad to have come to this country under as favorable circumstances when we came out, but we didn't. If all are to be more favored hereafter than we, it then is'n't so bad a plan, but if favoritism is to be shown to only a few, or to certain classes, then whoever blames us for criticising an unjust partiality is not a fool, but a knave. We wish the Government would transport ten thousand emigrants to Colorado; we wish, in other words, that every one who comes here in future could come at the expense of the Government; the Government could not do a better thing, because it can afford to, because it reaps as much consequent benefit as any one else, and because it would be much better employed than in many other things it has done. But if this policy is to be inaugurated we want it kept up and kept at with uniformity. And if a different mode of getting lands is to obtain, we want it a universal plan and applicable to every new comer. If this is'n't sound doctrine, then our head is not level, that's all. We have discussed this matter without a thought of political or other irrelevant considerations; not knowing or caring whether any such considerations existed, and hoping there were not. And in view of this, we will here take occasion to remark in a spirit of the utmost kindness, that we exceedingly regret that at the meeting on Monday night, on an occasion of interest to citizens of all creeds and parties, and in an address of response to an expression and invitation of welcome by citizens of the county, Mr. Wulsten should have so far forgotten his dignity, his self respect, and the respect he owed the people to whose welcome he was responding, and exhibited the shameful weakness and bad taste to indulge in a boasting harrangue of exploits in war; to allude to the long buried issues of "secession," "slave

aristocracy," "southern sympathizers;" to rant about spilling blood to uphold the union in the future, and to boast that he was a "Republican in heart, body and soul," that all his colonists were, and that they were going to work against the Democrats, and carry Fremont county for the Republican party in Colorado. Nor do we consider it to have been less in bad taste for Mr. W., in alluding to The Chieftain's joke about blacking wooden shoes, to say in his speech, in the presence of a dozen ladies, that it was "a damned lie, anyhow." One would have hoped for much more refinement and dignity in a scholar, a Brigadier General, and a gentleman who had moved in the best society at Washington city. But the latter fact, however, may account for the fault. We think there was more than one person present who was pained and shamed at hearing such uncalled for and insulting rant and nonsense. We hope Carl will do better in future, if he wishes to preserve the respect of the sober men of any party.

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#### [ARRIVAL OF GERMAN COLONISTS IN PUEBLO.]

<sup>1</sup>The German Colony arrived at Pueblo on Monday evening, and encamped on the Fontaine, near town. In response to an invitation of citizens, and an expression of welcome to the colonists, Mr. Wulsten delivered an address in the Court-House at night, explaining the history, scope and objects of the colony. The address, as correctly as could be reported at the time by the Secretary, will be found published in another column. At the close of Mr. W's remarks, Rev. Mr. McMains made a short but stirring address, assuring the colonists of the good will of the citizens of Southern Colorado, and their desire to see the whole country rapidly and thickly settled by immigrants. On the following morning the train broke camp and passed through town, halting long enough to allow our citizens to inspect the outfit of the company. There were thirty-eight six-mule government wagons, and nearly as many ox teams and wagons, which were loaded with machinery, agricultural implements, household goods, provisions, &c. They have machinery for a grist mill, saw mill, flouring mill, sash and door factory, &c. There are ninety-two families, com-

<sup>1</sup>*Colorado Chieftain*, March 17, 1870, p. 3.



prising three hundred and thirty-seven souls, six of whom have been added on the road out, by means of what Goldrick calls "arrivals," and what our stock growers term "natural increase." The members of the colony, both males and females, are generally large, robust and as fine looking persons as are seen among immigrants of this class. Many of them speak very good English, and are quite intelligent. Among the other "traps," of the baggage wagons, we noticed a small church bell, or at least a bell that might be used for church purposes, although we did not learn whether the party were church going people or not. At all events the bell seemed to us a good thing to have for church, school house or signal purposes, and the echoes it will awake in the Wet Mountain Valley will be as pleasant as novel. They go from here to Canon, and thence into the valley they have chosen for a home, and will immediately go to work to erect cabins and put in crops. We wish them every success, and only hope that this is but the van of thousands of industrious and intelligent immigrants who may follow out to fill up and improve the broad and fertile acres of Southern Colorado, in advance of the railroads through our valleys.

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[CARL WULSTEN'S SPEECH IN PUEBLO.]

<sup>1</sup>The van-guard of the German Colonization Company, consisting of ninety-two families, and comprising three hundred and thirty-seven souls, arrived in this place on Monday afternoon. In the evening a large and enthusiastic meeting of the citizens was held in the Court House, to welcome the new comers, and listen to some remarks from Mr. Carl Wulsten, the President of the Company—that gentleman having been invited by the citizens to deliver an address. The Pueblo Cornet Band was present, and executed a number of excellent pieces, during the performance of which Mr. Wulsten was escorted to the hall by a delegation of citizens. On his arrival, the meeting was called to order, and organized by the election of John R. Lowther, Esq., as Chairman, and Mr. M. L. Blunt as Secretary. The Chairman, in a few appropriate remarks, then introduced Mr. Wulsten to the audience. The speaker commenced by expressing the pride and satisfaction

<sup>1</sup>*Colorado Chieftain*, March 17, 1870, p. 3.



he experienced in the kind and cordial welcome extended to the Colony by the citizens of Colorado. In playful allusion to several complimentary notices which had appeared in *The Chieftain*, Mr. Wulsten then said in substance as follows: Let us look back in the history of the world, and see what the "Federal Dutch" are made of. In olden times, three hundred years before Christ, the old forests of Germany were inhabited by fierce tribes of savages—the aborigines of the country. They were men of large stature, with light blue eyes, red hair, scantily clad in the skins of wild beasts, armed with war-clubs and other primitive weapons. Such were the forefathers of the "Federal Teutons." Then came the tyrannous Romans to force civilization. More than once were they driven back, but eventually they conquered. Gradually civilization spread over the land, the people became enlightened and educated, and their diligence and truth were developed. Let us glance at the history of this country—all know how the great States of New York and Pennsylvania were settled by the Dutch; how the wide fields have been cultivated—prosperous cities and peaceful hamlets have arisen and are now peopled by the patient German, contentedly laboring, secure in the asylum that our glorious Republic offers to all. Germany is still looking with longing eyes to the Far West. Poverty alone prevents thousands from joining us—thousands whose industry and mechanical skill would be incalculably valuable. But they are poor, and lack of pioneer enterprise of the American, and are therefore undeserving of the slurs of *The Chieftain*, who blames them for not having been the first to fight the Indians, grasshoppers, prairie-dogs and jack-rabbits. In our own overcrowded cities there is more available material. At one period of my life, while officially engaged in enumerating the inhabitants of the region known as the Five Points in the City of New York, I was daily brought in contact with the disgusting filth, misery, want and crime of that locality. I became satisfied that the want of food and the necessities of life were the principal causes of the crime of that great city. I then formed the idea that the overcrowded cities should send their surplus inhabitants to the broad acres of the West, where their miserable condition would be changed to a state of comparative comfort and happiness. Bring them West—let them cultivate

our fertile soil—develop our mines—utilize our limitless forests, and where will the balance be found? I determined to devote my labor and energy to that end. To-day you may see some of the fruits of my idea. There are now in your midst ninety-two families, the heads of which have struggled and labored to raise the sum necessary to join our colony; to-day saving a dollar, tomorrow another, till at last each of them had accumulated two hundred and fifty dollars, the requisite amount. Wait till tomorrow and see the result—a train of nearly one hundred wagons will roll through Pueblo, laden with machinery and goods, consisting in part of a saw-mill, with all the machinery to make sash, doors and shingles; a grist mill with two run of stone; farming implements; seeds to plant groves of hickory, oak, ash, sugar-maple; fruit trees and vines—the owners of which are satisfied that a life of independence in a log cabin, even with a diet of pork and corn bread, is preferable to a dependent existence in the crowded cities of the East. This Colony was formed in Chicago—the constitution was ratified August 24th, of last year. In November last, three persons, myself among the number, were sent to Colorado to select lands. We would have been glad to settle in the immediate vicinity of Pueblo, but were unable to find sufficient land in a body for so large a colony. In the Wet Mountain Valley we found what we sought. There are to be found forests of magnificent timber, abundant water-power, illimitable pasture lands, and a fruitful soil. Some jealousy has been manifested, and complaint made that the Government has shown partiality towards our Colony. The fact is, we could not have come without transportation for our goods, and tents to shelter our wives and children, and we were too poor to buy them. We entered into an agreement to keep the wagons in good repair, and to return the tents in as good a condition as we received them, or pay for them. We had paid the R. R. Company over six thousand dollars for our freight, and that after jewing them down to half price. Perceiving no other way of accomplishing my object, I went to the President—not backed by influential politicians, as has been charged in one of your papers, but as an humble citizen—and showed him that if my enterprise should succeed, other colonies would be formed, and the tide of emigration would receive an

impetus never before witnessed. Through these representations, and not through the pressure of political influence, the President acquiesced in my wishes;—saying that the Administration desired to encourage emigration, enlarge the settlements of the Territories to their greatest capacity, and force the Indians to the background. The Governor of Colorado had issued commissions, we had organized our party into militia companies, and agreed to keep up the organization. Ninety-two men, armed, equipped and officered, willing to fight for their wives and children, would certainly be as effective as an equal number of U. S. soldiers, who are proverbially unlucky in finding Indians. We are not modern heroes, seeking a historian to record our daring deeds, as The Chieftain intimates, but we are not afraid to fight, and believe we can keep the Indians at bay. Neither are we advocates of one-man power. Our constitution is founded on the broad principles of democracy; we believe that the majority should and will rule. To-morrow I shall ask the editor of The Chieftain to publish the memorial which I presented to Congress, which will disprove many of the false statements and misrepresentations made in that sheet. I, however, forgive the editor for his uncalled for remarks—his misquotations from history being good evidence that ignorance alone was the cause of his error.

While in Washington I held many conferences with the Hon. A. A. Bradford, who is heart and soul with us. The bill introduced into Congress asked that we be allowed one hundred and sixty acres of land apiece, and an immediate conditional title. I apprehend that this bill will pave the way for the amendment of the homestead law—a consummation devoutly to be wished. Here are colonists who wish to make homes here. We do not intend to speculate in the land, and will not sell. As I said before, we have come to make homes. Every sensible man will greet with warm-hearted favor the emigrants who come to settle the lovely dales and beautiful vallies of Southern Colorado. We intend to enter largely into the manufacture of lumber, shingles, sash, woolen goods—and may even make lager beer and German soap. We will grind your wheat and corn; and, believing, as we do, in the old adage of “live and let live,” we will sell cheap and be willing to work hard with little profits.

Other colonies will doubtless follow us. One, as most of you are probably aware, is being organized under the auspices of Horace Greeley, Mr. Meeker and others. They came to confer with us, and asked our advice. We told them by all means to come to Southern Colorado, and I hope and trust they will find suitable lands in this vicinity.

One reason that influenced me in selecting the Wet Mountain valley was this: The Arkansas Valley is already partly settled; the railroad is already on its border, and will, in a few years, reach the valley of the Rio Grande. I found, on examining the topographical profile of the mountainous part of Southern Colorado, that the Wet Mountain Valley was intermediate between the two former, and my idea is to string the settlements, one after another, westward from the Arkansas to the Rio Grande. In a few years we will thus force the railroads to come to us. Local business will be a great inducement to them. We will settle the country and they will come to us. I think that these facts will tend to show that in the selection of our land I considered the welfare of those living here as well as our own interests. If you prosper, we prosper also. Even if we do wear wooden shoes, to be blackened by the boys in blue, as The Chieftain says, I think we will not prove bad neighbors.

Germany is full and overcrowded with people who are well aware that this Republic is the corner-stone of liberty. They are imbued with the spirit of progress; they believe that tyranny is unendurable, having experienced it. They believe in unconditional liberty. I am no Carl I, as The Chieftain falsely asserts. We believe that the majority should rule, and we will not tolerate one-man power. I am not ashamed, however, to proclaim myself a downright Republican, heart, body and soul. I will fight for the banner to the last drop of my heart's blood. We are going to vote the Republican ticket solid, and are bound to beat our opponents. I apprehend that it was a knowledge of this fact that caused The Chieftain to get so shaky.

I desire to thank you for your kind attention, and cordially invite you to come to our housewarmings in the fall, when I will assure you an abundance of lager beer, native wine, Dutch pies and



dumplings, and promise you an eight days' jollification, after the old Dutch fashion.

In conclusion, I desire to thank you for the good opinion so evident from the cordiality of this meeting, and will say, in the name of the whole colony, we will endeavor to merit your esteem. Should it ever happen that our services would be welcome in repelling the hostile savage, send for us, and you will find that we are not afraid to fight.

At the conclusion of the address, a resolution was passed, expressing the thanks of the audience, and extending a hearty welcome to the colonists who have come to make their homes with us.

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[GERMAN COLONISTS WELCOMED BY *Central City Register*.]

<sup>1</sup>We have on a former occasion spoken at length of Gen. Carl Wulstein's colony, which was to settle in Wet Mountain valley, a little south of Canon City and the Arkansas river. It has reached its destination, and numbers three hundred and thirty-seven souls. They came with saw mill, flouring mill, planing mill, sash and door machinery, farming implements, &c. In short, they come prepared in every particular, to establish a thriving and prosperous agricultural community. They are armed sufficiently to protect themselves against Indians. The General in a speech at Pueblo announced that every one of them will vote the Republican ticket. We admire their style of coming. They settle together as a single community; of course have society at once, and can establish schools, without their being a burden. They have their own mills and other machinery, and will not have to wait for some enterprising person to build them. In short a year or two will suffice to create for them an old settlement, with all the appliances of civilization. The locality chosen is such, that they will find a favorable market, in the mines of the upper Arkansas. Good luck to them and to all who like them shall come to live among us.

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[*The Register* CRITICIZED BY *The Chieftain*.]

<sup>2</sup>Carl Wulsten's colony of Germans, of whom mention has heretofore been made in these columns, at last accounts was at

<sup>1</sup>*Daily Central City Register*, March 20, 1870, p. 1.

<sup>2</sup>*Colorado Chieftain*, March 24, 1870, p. 1.



Sheridan awaiting transportation to the place of their destination, Wet Mountain valley. It now seems probable that they will meet with some difficulty in obtaining possession of the tract chosen for their settlement, from the fact that about fifty enterprising individuals from various sections of the country have taken a sudden notion to squat upon these lands, and force the Germans into paying them a handsome *bonus* to get off. The squatters have no idea of working the lands themselves, but conceiving this method likely to prove a rare speculation, adopted it, and seem determined to hold their ground by force if necessary, until their demands shall be complied with. It is understood, however, that the United States will protect the colonists' claims and eject the intruders by military power, if called upon to do so.—*Central Register*.

How does it come that other settlers' claims, when they are jumped, are not protected by "military power?"

This brilliant proposition to settle claim disputes and adjudicate land titles by a squad of soldiers, is very good. Particularly beautiful would this be in case the colonists themselves were enrolled as Territorial militia, and their leader were a brigadier general, so as to settle the title himself—"if called upon"—by himself. We think no one need be alarmed about the United States army settling petty neighborhood lawsuits. As to the fact of there being "squatters" already upon a portion of the tract "chosen" by the colony for their future settlement, we only know that there are men living there, and men who have lived there from one to three years past, and who had the hardihood to settle there before a colony was dreamed of. But suppose there were any number of "enterprising individuals" who had settled there twenty-four hours only before the colonists arrived on the ground, what then? Will any man who "knows beans" undertake to say that the colony have any right whatever to land before they settle on it? It has not yet been granted them, nor can they claim any right under the pre-emption or homestead laws until they get on the land and settle just as others do. The whole *dicta* then of the *Register*, quoted above, is the most unmitigated bosh and nonsense. The fact is there is no need of anticipating quarrels, and there will be none. There is land for all in the Territory, and for tens of

thousands more, even in the Wet Mountain valley. Let them come. Everybody there wants others to come, and everybody in Colorado wants them to "come in and possess the land." There are peaceful homes in Southern Colorado for a million inhabitants, and they can be had without quarreling, and without any necessity for the interference of "military power" to "eject the intruders." We beg the *Register* to take some soothing syrup and try to feel easier.

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[NO SQUATTERS ON PROPOSED SITE OF GERMAN COLONY.]

<sup>1</sup>From Charley Aldrich, of Black Hawk, who returned here a few days ago from Wet Mountain valley, on his way north, we learn some interesting particulars in regard to that region and the settlement there. The German colony had a pleasant time getting in and had stopped at the place selected for them, with which they seemed very well pleased. There are about one hundred and fifty settlers in the north end of the valley besides the Germans, including those who have been there and taken up claims and are now absent for their families and supplies. The tract selected for the colony had not been encroached upon by any one, but in the general desire to have the country settled up, the wishes of the colonists have been respected before their arrival the same as though they had already acquired a right to the specific tract upon which they are now settled. There are lands for thousands yet vacant in the valley which affords as fine grazing advantages as are to be found in Colorado. Mr. Aldrich will shortly return with his family to settle upon a tract he has selected for a sheep ranch. On yesterday the soldiers and Government teamsters with the train which accompanied the colony to their destination, passed through Pueblo on their return to Fort Harker. They also report pleasant weather in the valley, and the colony generally well pleased. Some dissatisfaction had grown up towards their leader, but we hope it will lead to nothing unpleasant. Like all new comers, General Wulsten is green, and in the course of time he will learn "some little dings" that will cure him of a vast amount of silly self-conceit.

<sup>1</sup>*Colorado Chieftain*, March 31, 1870, p. 2.

## [THE GERMAN COLONY AND POLITICS.]

<sup>1</sup>The Democratic papers of the Territory have been howling recently against the Republican Congress because of the introduction of a bill to give to the German Colony at Wet Mountain Valley, a grant of 40,000 acres of land. Every Democratic paper of the Territory, from the Pueblo *Chieftain* down to the Golden City *Transcript*, has denounced the Colony and Congress, and have as much as said they didn't want any German emigrants (unless they were Democrats.) But the Democratic leaders of Denver ask the Germans of Denver to go to the polls tomorrow and help elect a Democratic Delegate to Congress, who will use all his influence against German emigration to Colorado. The man who accepts their invitation is working against the interests of his race.

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[THE GERMAN COLONISTS AND POLITICS.]

<sup>2</sup>The *Herald*<sup>3</sup> is down on the Germans, and howls because a colony of them have settled in Wet Mountain Valley. Inasmuch as it has always been down on them this new ebullition of temper was to be expected. But this furnishes no reason why the *Herald* should resort to statements which are untrue. It charges that the colony were given lands, rations, &c. The truth of the statement is that the colony arrived at the end of the railroad at Sheridan on the Smoky Hill. There was danger from the Indians as there has been for the last six years, and they were furnished an escort, just as thousands of our citizens have been in coming to and going from Colorado. They arrived without tents, and Carl Wulsten borrowed some, giving security for their safe return, and for all damages that might accrue to them. Only this and nothing more. The statement that lands and rations were given them is a pin hook put out by silly Democrats to catch gudgeons with. The *Herald* certainly must place a very low estimate on the intelligence of the Irishmen and Cornishmen to whom it appeals. Some years ago the Republican party did pass a Homestead Law whereby Irish, Cornish, Americans and people of every other nation may

<sup>1</sup>*Daily Colorado Tribune*, April 3, 1870, p. 1.

<sup>2</sup>*Daily Central City Register*, April 3, 1870, p. 1

<sup>3</sup>*Colorado Herald* at Central City.

acquire homes, and hundreds of thousands of people have secured homes under it. It is this party which has given you this law under which the Wet Mountain Valley colony are obtaining homes, and it is because the Government has done this for you that the *Herald* attacks it, and would have you vote against it to-morrow. Remember your friends who have dealt so generously with you. And you will be sure to vote the straight Republican ticket to-morrow.

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[ARRIVAL OF GERMAN COLONY AT CAÑON CITY.]

<sup>1</sup>Upon the arrival of the German colony at Canon City, the citizens of Fremont county turned out in large numbers to welcome them to their new home. Cannons were fired, the stars and stripes were displayed on the houses in the city and the wagons of the colonists were decorated with them. The wagons were formed in a hollow square, and speeches of welcome made by D. P. Wilson and others and replied to in behalf of the colonists by President Wulsten and others. It was a gala day in Canon, one long to be remembered by those who participated.

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[CAÑON CITY RESOLUTIONS IN SUPPORT OF GERMAN COLONISTS.]  
THE GERMAN COLONY.<sup>2</sup>

Canon City, March 22, 1870.

Eds. Tribune:—At a meeting of the citizens in Canon City, March 22, 1870, the following resolutions were unanimously adopted:

Whereas, We, the assembled citizens of Fremont County, Col., in due appreciation of the importance of the immigration of the German Colonization of Colfax, into our county; and

Whereas, We acknowledge the manifold good resulting from this organization, and the energetic endeavors of its officers; and

Whereas, The administration of the United States having assisted said organization by furnishing them transportation and tents, thereby rendering the families of said organization comfortable during their journey, we fully endorse its course therein; and

<sup>1</sup>*Daily Rocky Mountain News*, April 4, 1870, p. 4.

<sup>2</sup>*Daily Colorado Tribune*, April 5, 1870, p. 1.



Whereas, We believe the assistance rendered this organization by His Excellency, Governor McCook, has been of great benefit to them and us. Therefore, be it

*Resolved*, That we, the aforesaid citizens, greet the German Colonization Company and its officers, and welcome them to their new home in our midst; and be it further

*Resolved*, That we tender our sincere thanks to the President and Vice President of the United States, and to Governor McCook, of Colorado, for the aid extended to the aforesaid colony, thus showing their statesmanship, and their knowledge of the wants of the Great West. And be it further

*Resolved*, That the Secretary of this meeting forward copies of these resolutions to the Denver Tribune and *News*, for publication, to the President and Vice President of the United States, to Gov. McCook, of Colorado, and to the Hon. Carl Wulsten, President of the German Colony.

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[NUMBER OF "BLACK REPUBLICANS" IN COLORADO LIKELY TO INCREASE.]

<sup>1</sup>The *Herald* is painfully agitated about the Wulstein colony, so much so that it cannot express its feelings in anything smaller than capitals. It may as well keep cool. The Greeley colony of Yankees on the Cache-a-la-Poudre will offset the Germans in Wet Mountain valley, and keep the thing level. Likely as not there will be several thousands more of "black republicans" in the territory before fall. Really our democratic friends must get used to these things and take them calmly. Didn't they capture the legislature this year? They must not expect to be in luck all the time.

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[COLONIES AND POLITICS.]

<sup>2</sup>Our neighbor has been a good deal exercised on the subject of political colonization. It seems to be true that Republicans take to this country lately, but that any special inducements have been offered to Republicans to migrate thither we deny, and quote from the *Chieftain*, a simon pure Democratic sheet. "The Gov-

<sup>1</sup>*Daily Rocky Mountain News*, April 9, 1870, p. 1.

<sup>2</sup>*Daily Central City Register*, April 9, 1870, p. 4.



ernment has lately adopted the policy where immigrants come out in considerable numbers, to furnish transportation, rations, tents, arms, &c., from the Railroad terminus to the point where the immigrants desire to settle. Application can be made to the Secretary of War, giving the number of the party, their destination and the amount of supplies needed, and the necessary orders will be issued to the commanders of the military posts of the Territory. The Governor of this Territory will also furnish arms if needed. One case of arms to the man is all that is needed, unless they can be immediately exchanged for plows." When Democrats will show any such enterprise in getting up colonies as has been shown by Meeker and Wulstein, we will welcome them and their friends to Colorado, with or without Government transportation.

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[POLITICS AGAIN.]

#### THE WOLSTEN COLONY.<sup>1</sup>

The Democratic papers of the Territory are still "showing up" the iniquity of the administration of Gen. Grant in allowing government encouragement to be extended to a colony of poor Germans, who wanted to come and cast their lot with us, but who could not do so without assistance—if we may believe the explanation given by their President in a public speech at Pueblo. These papers affect horror that so vile a thing should be done, without attempting to hide it, as to allow this colony of men, women and little children, to use mules and wagons that were spoiling of being cooped up in some military post doing nothing. These papers insist that for barefaced coolness in "irregularities," this is a little the steepest that they have ever heard of. They still insist that there is no constitutional precedent for allowing emigrant women to sleep in a tent, or to ride in a wagon belonging to the United States army.

We consider it most unfortunate for President Grant that this colony happens to be composed of Republicans. It is a much greater crime to allow a Republican to have a free ride in a government team than a Democrat, consequently the depth of their anger. There was a time, not many years ago, when Democrats only were allowed these privileges, and then Democratic papers

<sup>1</sup>*Daily Colorado Tribune*, April 9, 1870, p. 1.

said nothing. We remember to have seen long trains of Democratic women and children, riding in Government wagons, from country to town in the Southern States, during the war, and nothing was said against it. Footsore and weary Republican soldiers took care of them, though their Democratic husbands were fighting against us. These women and children not only rode in government wagons, but they ate nothing but government rations for months. Why was not this Republican Government denounced for thus diverting the property of the army and the people from its regular channel? Was it because it was less wrong to transport and feed a thousand families of southern rebels, than to give a hundred honest deserving Germans a chance to go into the broad wilderness and build themselves homes? or was it because of their politics? The latter must have been the reason. We can see no other.

Will the editors of our Democratic contemporaries deny that this is a fair comparison of cases? Will they deny that the government acted magnanimously in its kindness to rebel wives and children? Would they have it undone if they could, and if they would not, will they then tell us of what they are complaining of now? In one case Democratic families were provided with transportation, food and tents; in the other, Republican families, with transportation and tents. The balance is against the Democrats. They owe us the food we gave to their families. When they return what they freely received, they will have more excuse for criticism.

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## THE GERMAN COLONY IN WET MOUNTAIN VALLEY.<sup>1</sup>

Letter from Gen. Carl Wulsten.

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### A Plea for the Poor.

An account of their Work in the Valley.

Colfax, Fremont Co., Colorado,

April 8th, 1870.

Editor Colorado Tribune:—Since the advent of the German Colony to Wet Mountain Valley, I have received a great many letters interrogatory to the settlement of the same in Colorado. The press of business to which I am continually subjected, and

<sup>1</sup>*Daily Colorado Tribune*, April 14, 1870, p. 1.

which very naturally has to be attended to for the purpose of ensuring success to the yet embryo enterprise, does not allow my answering separately all inquiries made, and I therefore respectfully ask you to extend your kindness so far as to give these lines type-room within the columns of your publication.

The all-absorbing question of the day throughout this Territory is, "Why is Colorado not yet a State of the Great American Union?" This question is a just and proper one, and should be pushed forward by every citizen of the Territory with such vigor, earnestness and application as to make retraction and rejection an impossibility. Colorado with its immense mineral wealth, its magnificent agricultural advantages, its almost boundless pastoral area, its truly failure-defying future, ought to have been a State in the Union these several years. The only tangible objection or excuse applied heretofore against its admission could have been, that its population was not sufficient, and the Territory itself not developed enough to warrant it. Now this evil, if one, is being remedied daily and continually. The superb prospects of the Rocky Mountain State are attracting the attention of thousands near and far, and drawing the thrifty artizan, the diligent farmer, the indefatigable herdsman and the enterprising merchant to its fertile dales, its jeweled mountain crowns and its velvet-grass plains. Yet how unapproachable is the grand west to the poor and unfortunate laboring classes! A thousand miles to Colorado! Where are the means to come from, to transport papa and mama and baby and Lizzie and Charles and Bob and Jim and Annie, from New York to the great land of heavenly air, royal climate and everlasting health? Thousands of families are and have been discussing the above all-absorbing question over and over again, sinking back, after a lengthy and resultless debate, into speechless resignation, and the every day's humdrum treadmill of getting up the wherewithal to keep soul and body together. And yet again there are millions of acres of green sward tenantless and useless to mankind, lying in idleness, scorching into ashy dust under the mighty influence of Old Sol's never receding rays. And yet there are millions of human beings drudging life's existence out amidst miasmatic corruption, surrounded by foul and nauseous atmosphere, in rags and filth, working, yet not even thriving;

drudging, yet not even advancing, amidst brick-piles of gigantic dimensions raised with the ever grasping claws of speculation, and used by the everlasting love of gain. Grand cities arise where civilization is at its height, as by magic marble palaces line the wide and elegant streets, while walking statues in human form decorate the same. But pass behind the scene, and filth and rags, want and crime, poverty and disease, enact a perpetual drama in the backyards of those palaces. Misery chases desolation, crime, vice and desperation, fruitless endeavors.

Please look away from the dreary picture drawn and strain your eyesight to catch a glimpse of the grand western world with its everescent [*sic*] health, beauty and happiness. Where is the climate, the atmosphere, the bracing air, the rejuvenating influence of nature so omnipotent than beyond the great plains of the North American Continent?

These reflections were the motors of the enterprise I have so far, and with the help of the Almighty, been enabled to carry out. Rich people can go and come when and wherever they please. The beauties of nature, the greatness of the creation, all, everything they wish to enjoy and see, they can enjoy and see. But the poor overcrowded workman, the mechanic, the laborer, where are they to get air, and health, and sunshine from, in their over-filled cities, their dusty workshops or their unhealthy dwelling holes? Making parks and boulevards will not remedy the evil for the poor! Stepping not upon the grass, keeping in the roadways, is not what the overworked and sickly workman needs. The grass, the air, health, light and liberty are the true attributes to happiness. And these can but be found where God's great creation yet is towering over earthly smallness, untrammelled and unsoiled by the dirt of over-civilization. Poor workmen I called together, united them, and we fought our way out from dust and dirt, and poverty to freedom, air and light, satisfaction and, we hope, to happiness. With but very limited means we ventured, and so far succeeded. The present administration appreciated our endeavors, and humanely and kindly assisted us, by giving us the use of one tent for each family and forty-two wagons. After a long and dreary, but lucky voyage, we arrived in Wet Mountain valley, amidst the cheers and welcome greetings of all



true men of the Arkansas valley. Only men like a Macon, of Canon City; or Stone and Hinsdale, of Pueblo, could damn the Dutch, and throw their uncouth slurs upon us, like a set of cowardly curs, barking from behind a secure fence. *All others, yes all others*, were glad to see us, and the friendly faces, and the glad smiles of all told us that we were welcome. We felt happy and contented, and went to work with a will and earnestness which will ensure success beyond a doubt.

We are in the valley three weeks, and we have broken 100 acres of ground, cleared thirty acres of garden land and sown our garden seeds. We have burned charcoal enough to run our blacksmith shop six months. We have got timber cut and prepared for forty cabins to-day. We have our school house for our children erected, and will open our school in the same by the first of May. We have made six bridges over creeks and gulches, and made five miles of roads. We have our tinshop in running order and three men working in it, have shoemakers, saddlers, wagon makers, stonemasons, carpenters, joiners, sawyers, machinists, gardeners, farmers and other trades, at work. Our bell is carrying its clear notes across the once quiet and serene valley, proclaiming that civilization, thrift and diligence have arrived, where a short time ago but the savage and the wild beasts of the forests were growling at one another. We shall go to work in a very short time and begin making the Oak Creek road, shortening the distance between us and Canon City twenty-seven miles. The eighty-six members of our society now in the valley are all Republican voters, and we will support our party here, as we have done before in Chicago and elsewhere. We will work earnestly and with malice to none, but good will to all, try to earn us a prosperous home and the long sought-for happiness of independence. I hope that this will answer all letters people have kindly directed to me.

Respectfully,

Carl Wulsten.



## [GERMAN ACTIVITIES IN WET MOUNTAIN VALLEY.]

WET MOUNTAIN VALLEY.<sup>1</sup>

Colfax, Col., April 8, 1870.

EDITORS NEWS:—Wet Mountain Valley is settling very fast. The German colony, under command of Col. Wulstein, arrived on the 20th of last month, and from every appearance seem to be well satisfied with the country. They have done no building yet, but are working like beavers: plowing, sowing, planting, getting out timber, preparing to erect their mills, &c. The colony numbers just three hundred of whom over one-third are men. They are fully equipped with everything necessary to carry on farming on a large scale. They are at work on the co-operative plan; each member having already paid into the general fund \$250. Out of this fund all expenses are paid. This co-operative arrangement is to hold good for five years; at the expiration of which time a division of property is to take place. I am satisfied from what I have seen that it will prove a success, under the management of Col. Wulstein. Ere long this valley, one of the brightest spots in Colorado, will by industry be made brighter still. It will soon be made to blossom as the rose.

The colony has settled in the south, or upper end of the valley, and their claim covers about six by eight miles. This, however, is but a small part of the valley. Aside from the colony there are about 75 persons already settled here, who have built about twenty houses; all neat log cabins, built for the most part this spring. There is a saw-mill situated on Grape Creek at the north end of the valley, built and owned by Mr. Hager.

The valley is very productive. I made experiments here last summer, with potatoes, turnips, and small grain; they all did well, without irrigation. Plums, gooseberries, grapes and currants, grow larger here than in any other place I ever saw, while our streams abound in trout, and the hills are full of bear, deer, elk, antelope and wild turkeys; the valley is bordered with the best of timber—pine, oak, cottonwood, pinon and balm of Gilead. In the foot hills, we have an abundance of building stone, both lime

<sup>1</sup>*Daily Rocky Mountain News*, April 14, 1870, p. 1.

and sand stone. There is no lack of water. Mountain streams water this modern Eden, at convenient distances, throughout the valley.

In conclusion I will say that there is plenty of room yet, but chances will soon all be taken; I mean room for families, sober and industrious, who wish to come here to make homes, but for loafers and adventurers, there is no room. Men of families coming into the valley, will receive aid and encouragement, but as for the stake sticking gentry we do not want them. Say to all good men come; build houses, and dwell among us.

E. P. Horne.

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[WULSTEN "DAMNED THE DUTCH."]

<sup>1</sup>General Wulsten writes a letter from Wet Mountain Valley, under date of April 14th, which is published in the *Denver Tribune*. The first column of this letter is a weak effort at school boy rhetoric, but in the concluding portion, we are given some interesting information in regard to the doings of the colony in their new home. The writer says:

"We are in the valley three weeks. . . ."

Before closing his letter, the General remarks—merely in the way of statistics, we presume—that there were but three persons in all Colorado who did not welcome the colony in coming here. These three persons he kindly mentions by name and says they are mean enough to "damn the Dutch." Now this is cyphering the matter down to a fine point, but we think we can simmer it down still finer, and reduce the number from three to one. We have never heard of but one person in all the country who has ever "damned the Dutch," and that was the author of this letter; the redoubtable Brigadier General himself. Do you not remember, dear Carl, that in less than a week after the colony had arrived on the ground, and when a majority of the society had become so disgusted with you as a leader that they met and agreed to vote you out, that you, in the presence of several gentlemen who are our informants, exclaimed in very good English that you "wished the damned colony was in Hell?" You cannot have forgotten

<sup>1</sup>*Colorado Chieftain*. April 21, 1870, p. 1.

<sup>2</sup>Section omitted may be found on p. 95.

this, General, unless your memory is as short as the time since the circumstance happened.

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### SERIOUS DIFFICULTY IN PUEBLO.<sup>1</sup>

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Shooting of Carl Wulsten.

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Sam McBride the Assaulting Party.

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(*Special to the Tribune*)

Pueblo, April 21, 1870.—Mr. Carl Wulsten, President of the German Colonization Company of Colfax, Fremont county, was assaulted this forenoon in the post office, by Samuel McBride, proprietor of the *Colorado Chieftain*, of this place, and shot through the left arm above the elbow. He is now in a critical condition. The assault was premeditated, and in the opinion of the public without any provocation.

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### A CHIEFTAIN SLANDER DISPROVED.<sup>2</sup>

The Pueblo *Chieftain* has led the democratic press of the territory in false and malignant assaults on the German colony in Wet Mountain Valley, and their leader, Carl Wulsten. The only reason for so inhospitable and brutal a reception to a band of hardy, industrious, enterprising, and every way desirable settlers, is that they are avowed republicans in politics. Nothing need be said, we hope, to characterize the meanness of such treatment of emigrants, who have given no other cause of offense.

In its issue of the twenty-first the *Chieftain* had an article full of low abuse of Mr. Wulsten, in the course of which it said:

Before closing his letter the General remarks, merely in the way of statistics, we presume, that there were but three persons in all Colorado who did not welcome the colony in coming here. These three persons he kindly mentions by name and says they were mean enough to "damn the Dutch." Now this is cyphering the matter down to a fine point, but we think we can simmer it down still finer, and reduce the number from three to one. We have never heard of but one person in all the country who has ever "damned the Dutch," and that was the author of this letter;

<sup>1</sup>*Daily Colorado Tribune*, April 22, 1870, p. 1.

<sup>2</sup>*Daily Rocky Mountain News*, April 25, 1870, p. 1

the redoubtable Brigadier General himself. Do you not remember, dear Carl, that in less than a week after the colony had arrived on the ground, and when a majority of the society had become so disgusted with you as a leader that they met and agreed to vote you out, that you, in the presence of several gentlemen who are our informants, exclaimed in very good English that you "wished the damned colony was in hell?" You cannot have forgotten this, General, unless your memory is as short as the time since the circumstance happened.

We had no doubt that this was utterly false, when we read it, and we are now able to prove it so. The man who is base enough to invent and circulate such slanders would not hesitate at assassination, if he had the opportunity, and he did make the attempt. The following affidavit settles the matter, and fixes the brand of gratuitous and malicious falsehood indelibly upon the *Chieftain*:

## AFFIDAVIT

Territory of Colorado	} ss.
Pueblo County	

We, the undersigned, members of the German Colonization Company, of Colfax, Fremont County, Colorado, being first duly sworn, on oath depose and say that we are each and all of us members of said company, that Carl Wulsten is now and has been since its organization president of said company, and that the statement published in the Colorado *Chieftain* that the company had become disgusted with his leadership and voted him out of said company is false.

JAS. T. JUDD,  
FRITZ JESKE,  
JOHN WILMERRZ,  
JOSEF WOLF,  
CHARLES WERHAN,  
ERNST MESEKE,  
AUGUST SCHWARGE,  
KERNREL RIESTER.

Subscribed and sworn to before me, this twenty-first day of April, A. D., 1870.

John D. Miller,  
County Clerk.

## [WULSTEN-McBRIDE AFFAIR.]

<sup>1</sup>From Vincent Krieg, who was in Pueblo at the time of the Wulsten-McBride affray, we obtain the following particulars: Wulsten had been in Pueblo two or three days before the shooting occurred, and had had one dispute with McBride relative to articles in the *Chieftain* derogatory to himself, but it appears without obtaining satisfaction. They had some trouble the evening before the shooting. On Thursday forenoon McBride went into the Postoffice where Wulsten also was. A few words ensued, McBride saying: "Hallo, Wulsten, are you sober now?" Wulsten replied by asking if he wanted to abuse him again, and called him a s— of a b—, whereupon McBride drew a revolver and shot him, the ball passing through the left arm above the elbow. He then cocked his pistol and pointed it at Wulsten's head, who threw up his arm. The shot went over his head. Wulsten then ran out of doors, drew his pistol and called on McBride to come and fight it out, applying the word "coward" and the like, to him, while the blood was streaming down his arm. McBride failed to accept the invitation, and Wulsten proceeded to a doctor's and had his wound dressed.

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[THE GERMANS SAID TO LACK A PREACHER.]

<sup>2</sup>Carl Wulsten's Colony we are told, has come provided with all kinds of skilled artizans—except clergymen. Not a minister is to be found in the precinct. There will evidently be no preaching politics from the pulpit, but how are they all to marry? And when their barns are all built larger; their metaphysics all discussed, and their earthly accounts balanced—who is to dignify their burials, by the administration of christian rites?

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[MORE LIGHT ON WULSTEN-McBRIDE AFFAIR.]A CARD.<sup>3</sup>

The undersigned, citizens of Pueblo, have read, with a feeling of painful surprise, the telegram recently published in the *Denver Tribune*, purporting to give an account of the late affray between Carl Wulsten and Mr. Sam. McBride. A recent article in the

<sup>1</sup>*Daily Colorado Tribune*, April 26, 1870, p. 4.

<sup>2</sup>*Daily Central City Register*, April 27, 1870, p. 4.

<sup>3</sup>*Colorado Chieftain*, April 28, 1870, p. 3.



Denver *News*, headed "Attempt at Political Assassination" has also attracted our attention. These statements, whatever may have been the motive of their authors, are unqualifiedly false. Mr. McBride had been goaded by repeated threats of personal injury, and by language as vile and insulting as possible, before the unfortunate rencontre. This fact renders false the statement that the so-called assault was unprovoked, and shows conclusively that Mr. McBride, who is in frail and feeble health, had the best possible reason to anticipate violence at the hands of Wulsten. The statement that he premeditated an attack upon the latter is also utterly groundless. The farther allegation that public sentiment is against Mr. McBride is equally untruthful. Justice to a worthy and highly respectable citizen demands the refutation of these slanderous statements:

[signed by 50 men].

Pueblo, Colorado, April 26th, 1870.

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[EDITOR OF *The Chieftain* ON THE SHOOTING OF WULSTEN.]

<sup>1</sup>On Wednesday evening, April 20th, just after *The Chieftain* had gone to press, Mr. Carl Wulsten came into our office apparently in good humor, and expressed himself as being anxious to have certain startling rumors of murders by Indians laid before the public. We said in reply that the paper had gone to press, and that if it had not we could not publish such startling and exciting news without being satisfied that it was well authenticated. This conversation being closed his eye fell upon a humorous article in *The Chieftain* in which his name had been used. He immediately became very violent in his language and manner. He pulled a revolving pistol which he wore at a belt, around in front of his person—said that he would "thrash" us—would "follow" us "to the end of the world but that he would have revenge." These savage threats of personal violence were accompanied by language too filthy and abusive for our columns, which language was afterwards repeated on the streets in presence of a number of our citizens. We were totally unarmed and in feeble health and made very little reply of any kind, concluding that the presence of others

<sup>1</sup>*Colorado Chieftain*, April 28, 1870, p. 2.

would probably restrain him from then and there proceeding to acts of violence. After this altercation closed we took occasion to arm ourself in anticipation of an attack. Early the next morning the fact came to our knowledge that he had freely repeated his threatening language up to a late hour of the night. We may say at this point that we as well as others who witnessed his demonstrations early on Wednesday evening, supposed that he was somewhat intoxicated. Shortly after this last series of threats came to our knowledge we entered the post office, as usual every morning, without knowing that Wulsten was there. On seeing him but a few feet away we asked him if he was "sober this morning." He replied, "What do you mean?" We said, "I want you to retract the language and threats you made yesterday evening." His second reply was, "Do you mean to insult me?" accompanied by an attempt to draw his revolver which appeared to stick in the scabbard. We then fired the shot which wounded his arm. This is an unvarnished and correct account of an affair denounced by a newspaper contemporary as an act of "political assassination," the telegraphic account of which, written in Mr. Wolsten's room and carried to the telegraph office by an intimate friend and fellow colonist, was transmitted as coming from a "member of the Colfax colony." . . . [The remainder of this editorial largely angry comment on the article in the *News*.]

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[COLONIES AND POLITICS.]

<sup>1</sup>The *Transcript* draws a comparison between Wulsten's Colony and that from Georgia, praising the latter at the expense of the former. Cause why—the Georgians are from a rebel State and the *Transcript* takes it for granted that they are constitutionally Democrats. The Germans are Republicans.

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FROM PUEBLO.<sup>2</sup>

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The McBride-Wulsten Shooting Affair.

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Pueblo, April 28.—For two days I have been engaged in investigating the late shooting affair between Sam McBride, of the

<sup>1</sup>*Daily Colorado Tribune*, April 29, 1870, p. 1.

<sup>2</sup>*Daily Rocky Mountain News*, May 2, 1870, p. 1.

*Chieftain*, and Carl Wulsten, president of the German colony. As I sit down to write, I am fully aware of the necessity of being just and fair to both parties, and am equally aware of the difficulty of the task I have assumed. Out of all the occurrences I have ever been called on, as a journalist, to investigate, this one is the most mixed, and if I fail to give a fully correct statement of the affair it will not be because I have not tried to obtain the facts, but because of the mass of contradictory testimony which now presses upon me, and from which I must now weave something like a connected story and give to my readers as truthful and impartial a statement as I am able to do.

The original cause of the trouble was the articles which have from time to time appeared in the *Chieftain*, regarding the colony, the manner in which they came here, and Carl Wulsten, their leader. Regarding these articles which appeared up to the time of the arrival of the colony at this place, the least criticism which can be passed upon them is that they were unwise, impolitic, insulting and unjust, and calculated to arouse the ire of a man as excitable as Carl Wulsten. Such at least they did, and when Wulsten arrived here, he passed some justly cutting remarks upon the paper, and had some personal conversation with McBride concerning the articles on the streets. Everything, however, passes off quietly, and the colony at last arrived in the Wet Mountain valley. Then came Wulsten's letter to the *Tribune*, and his arrival again in Pueblo on Wednesday evening, April 20. He went to the *Chieftain* office, and found McBride in, it being about supper time, and both parties in the best of humor. Wulsten wished to have some rumors of a Ute outbreak published, but McBride said it was too late for that issue of the paper, as it was then on the press. Wulsten then subscribed for the paper, and while McBride was entering his name on the books he picked up the paper in which the last offensive articles were published and read them. He canceled his subscription, and demanded the names of his informants regarding the statements made in them. This was refused, and a war of words ensued. McBride says Wulsten was insulting, abusive and threatening, and Wulsten says that McBride was also insulting and unsatisfactory. The two left the office, and came down on the main street, where the

war of words was resumed and reached a very abusive nature. Wulsten says—"I told him that unless he would give me his informant, I would have to consider him as the liar." McBride says—"Wulsten called me a d-d liar. I am told he called me a s-n of a b-ch. This last I did not hear, for I was very angry." A gentleman, who is by the way a personal friend of both parties, says—"I heard the conversation on Wednesday evening, and when they separated Wulsten says "you are a g-d d-d liar," and McBride retorted "you are a g-d d-d drunken fool."

With such language or something similar the two men separated on Wednesday evening. Wulsten was armed, and McBride was not. Wulsten was not drunk, as I am told by several, and he himself says he has drunk no liquor for two months. McBride armed himself with two Derringers, and was informed that Wulsten had made threats against his life. Wulsten admits saying that unless the *Chieftain* ceased its attacks on him he would be obliged to "thresh" McBride, but says he threatened nothing more. He claims to have had no idea of using fire arms. Thus matters stood at the time of the meeting on Thursday morning.

On Thursday morning McBride entered the postoffice. That he went there in search of Wulsten I hardly believe, for I have very conclusive testimony on that point from Hon. H. C. Thatcher. Wulsten was there, however, engaged in examining an express package he had just received. McBride says, "Are you sober this morning?" Wulsten replied, "What do you mean?" McBride says, "I mean that you shall retract the language and threats you made last evening." "Do you intend to come here to insult me again," says Wulsten; and just here occurs a very important difference in the testimony. McBride says that with Wulsten's last remark he made an effort to draw his pistol, whereupon he (McBride) fired. Wulsten says he made no motion for his pistol, and that McBride fired upon him while his hands were filled with twine, and that he had no idea that McBride was about to shoot. Allowing the reader to draw his own conclusions regarding the correctness of the two statements, it may be stated positively that McBride fired two shots with evident intent to kill, the first of which took effect in Wulsten's left arm, inflicting a severe and painful flesh wound, but not a dangerous one. Wul-



sten did not get his pistol out until after he got out of the post-office into the streets, and then did not fire it, but went at once to Dr. Thombs, who dressed his wound, and under whose care he is now doing well. Wulsten is improving rapidly, and I believe will soon be able to return to the colony, where he is very anxious to be.

Such is as near a correct statement as I am able to give of this unfortunate occurrence. Regarding the feeling here, I can very readily assert that there are two parties. McBride's friends have been most active, and the result is the "card" which appeared in the last issue of the *Chieftain* denouncing the *News* and *Tribune*. It could be met by a counter one, for McBride is by no means sustained by all Pueblo. Neither is Wulsten. The feeling is becoming political. The democrats, so far as I know, sustain McBride, to a man, and there are some republicans who also do; while many of the influential members of the republican party denounce the affair as a premeditated attempt at political assassination, and endorse fully the editorial published in the *News*. Not a few, and I believe a majority of the signers of that "card" did so on "hear-say" evidence; and I am also told that some of them would like to withdraw their names. This latter statement, however, I have only on hear-say. Whether McBride's attack was premeditated or not, whether it was political or not, one thing is certain, his paper has assumed a position toward these colonists that is both unfriendly and unjust, and as the paper is democratic in its tone and tendencies, republicans naturally inquire—Why is this so? I can answer the question on no other ground than that these emigrants are republicans.

Since writing the above paragraphs, I have met two persons who assert that one of the employes of the *Chieftain* office was standing near the door of the postoffice, armed with a large club. This the employe denies, however. One of the two parties also asserts that he saw the first shot fired, and that Wulsten was making no attempt to get at his pistol, and that he was taken entirely at a disadvantage, and that McBride on coming out of the postoffice remarked that he "permitted no man to call him a liar without making him account for it." On the other hand this whole thing is denied in toto by the employe referred to before.

Such is a statement of this case, as near as I can get at it.



I have tried to place it fairly before the public, and now express no personal opinion. McBride waived an examination and has given bonds of \$1,000 to appear at the next term of the district court. The affair will therefore be judicially investigated.

W. R. T.

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[WULSTEN NOT INTOXICATED.]

<sup>1</sup>An intelligent German, recently arrived from Chicago, informs the *News* that he has long been the intimate personal friend of Carl Wulsten, and says the report that he was drunk at the time of his difficulty with McBride cannot be true, because he never knew Wulsten to drink anything stronger than beer, and very seldom even a glass of that.

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[PROGRESS IN GERMAN COLONY.]

——<sup>1</sup>Mr. Billy Marchant returned from the Wet Mountain Valley on Sunday. He looks as brown and hardy as an old mountaineer, and gives us the following interesting items from that locality. The German colony have sown 125 acres of grain, and propose putting in 100 acres more. The whole is to be fenced. There is a colony garden of 30 acres, and each family have a garden of 50x100 feet. There are 125 families and 28 single men in the colony, the latter being mechanics. The saw mill will be running in about forty days. The colonists are living in tents. A house 25x80 has been erected, and is well finished, and contains the post office, the treasurer's and secretary's office and five stores on the lower floor, and on the upper floor there is a school room. There are 28 American families, and about 100 Americans—men, in all. The valley will doubtless cast about 400 votes, and contains not less than 1,000 inhabitants. There is a daily increase in this number. The feeling in the colony toward Wulsten and among themselves is most friendly, and everything is progressing prosperously and well. There is not one-twentieth of the valley yet occupied. There is no need for irrigation, water is abundant, timber plenty, and grass most luxuriant. No finer valley exists among the Mountains of Colorado, and none is destined to be more

<sup>1</sup>*Daily Central City Register*, May 3, 1870, p. 4.

<sup>1</sup>*Daily Rocky Mountain News*, May 24, 1870, p. 4.

quickly developed. Its opportunities for stock growing are excellent, its soil rich and productive, and nothing is wanted but labor, capital and enterprise to hasten its progress. There is no section to which we wish better success.

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THE GERMAN COLONY.<sup>1</sup>

Their Doings to the Present Time.

Tents, Log Houses, Hotel, Mills,  
School, Crops, Gardens, &c.

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Everything Prospering.

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Colfax, Fremont Co., C. T.,

May 13, 1870.

Messrs. Woodbury & Walker:—

Having from time to time seen in the columns of your paper notices of our Colony, I thought perhaps a few lines concerning our affairs might not be unwelcome.

When we emigrated to this country it was not, it is true, under so many disadvantages as did many of the settlers of your city and the surrounding towns, but still, to persons entirely ignorant of the hardships and requirements of a "trip across the plains," it was quite a tax upon their patience and endurance, but we stuck to it, leaving Chicago the 8th of February and Fort Wallace, Kansas, the 25th, arriving safely, and with no accident worthy of mention, at our destination, March 21st in the afternoon.

To persons as familiar with this portion of the country, as it is presumed most of your readers are, a description of the scenery of our valley would be superfluous, but to us, coming from the swamps and prairies of Illinois, it constitutes one of their chief attractions of our new home.

The valley being long and narrow, does not confine the vision, and each day discovers some new beauty in our surroundings, as spring advances.

We have been here too short a time to judge of the climate, but so far, it seems as favorable as the most exacting could require.

<sup>1</sup>*Daily Colorado Tribune*, May 26, 1870, p. 1.

Upon our arrival here we found so much to be done that seemed of equal importance, that after due consideration it was deemed advisable to form the Company into "squads," setting one squad upon each portion of the work. Thus to a casual observer, scarce anything seemed to be doing, but a great amount has been accomplished nevertheless.

We have one large building containing over 6,000 feet of lumber, all hewn and formed of heavy timber, the interstices woven with willow twigs instead of laths and plastered, outside and inside. This building will contain (for the present) a store, drug-store, and business offices, while above there is a large hall intended for any purpose that a hall may be required. We have a large blacksmith shop "in full blast," a tin and cooper shop, and all the trades under progress to a greater or less extent.

We are still living in tents, but expect to vacate them in a short time for log houses, which are nearly ready for erection, the entire buildings being prepared ready for joining, which requires but a short time. These (about 100) are intended as but temporary houses. A number of men are engaged in burning brick and lime, (for which we have an abundance of material) which will furnish us in a short time with substantial brick houses, which are to have all the "modern improvements."

There are over 400 acres of ground under cultivation, of which wheat, rye, oats, barley, etc., form the staple articles—all up and looking finely. Also several hundred acres more are being prepared for seed.

The private gardens are a little removed from town, and this year consist of an equal portion of ground given each member, and enclosed together. It is a little inconvenient, but it is only for one season, and next year every man will have his garden surrounding his house.

We have splendid water, of course, and good timber.

The saw mill is being put up about one mile from town. It is over one hundred horse-power, and will be of immense advantage to us and the surrounding country. Connected with it is a grist and planing mill, lath, shingle, sash, door and blind machines. All are prospering, despite the opposition some of the

residents of Colorado favor us with. Indeed, the more opposition, the more benefit, as it will and does attract others to join us whom we gladly welcome.

We have also a school district designated and known as the 8th School District, and will soon have a school house, and can reasonably expect to have a school worthy of Colorado, as we have among us several professional teachers.

Neither have we forgotten the traveling public, as our next building is to be a hotel, where we can furnish all who favor us with a call, with a wholesome meal and a clean bed at living prices.

We have been singularly fortunate regarding health, there having been no illness save that of several men who were injured by being cut while hewing timber, and who are all well or nearly so, and the sickness and death of several children, and an old woman, who really died of old age. Five infant children died, and seven have been born since we left Chicago. There has not yet been a single case of illness from disease, so Colfax must both lie in a healthy climate and possess a healthy population.

But I fear I am occupying too much space in your valuable columns, so for the present, adieu.

J. T. J.

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[PROSPECTS GOOD IN GERMAN COLONY.]

<sup>1</sup>Charles Steinle has just returned to Black Hawk, from Wet Mountain Valley. The colonists all appear satisfied, and are busily at work. There have six families joined since their location, and applications for admission are made daily. The Colony have their crops mostly planted, and own a saw mill that is busily engaged in sawing out lumber for their flouring mill and their houses. There has but one family left the colony, and that was by reason of ill health. There are two stores there now, on one of the other of which, each single man is allowed a credit of two dollars for every day's work. The town is laid out, and as soon as spring duties will permit, is to be built up. Wulsten is about leaving for a short trip to Washington, with the intention of procuring an additional grant of land, if possible. The colonists may well be pleased, as their prospects are very good.

<sup>1</sup>*Daily Central City Register*, June 3, 1870, p. 4.

## [NO SPECIAL GRANT OF LAND TO GERMAN COLONISTS.]

<sup>1</sup>It has been stated that Col. Wulsten, president of the German colony in Wet Mountain valley, has gone to Washington to procure an additional grant of land for the colony. We know nothing on the subject beyond this brief statement, but the word "additional" has no application to the case, as no grant of land has ever been made to the colony. The colonists take their lands under the provisions of the homestead law, like other settlers. If Col. Wulsten has gone to ask for a gift of land to the colony, it is not at all likely to be secured. Congress has never made any such grant, and is not likely to establish a precedent which must be followed in all other cases, unless settlers on the public lands are to be partially treated, and discriminations made in behalf of some to the disadvantage of others. The homestead law is liberal enough, and is just and impartial in its provisions.

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## [WULSTEN IN DENVER.]

<sup>2</sup>Col. Carl Wulsten, president of the German colony of Wet Mountain valley, arrived here yesterday, and is stopping at the American. He is en route to Washington on important business for the colony. The colonel was urged by many of his friends to stay and have McBride indicted at the next meeting of the grand jury, but he considers the interests of the colony as being of vastly more importance than his own, and will not let his personal affairs interfere with the duties he owes to the colony as its chief executive officer. He will address the Turners at their hall tonight. We are pleased to welcome him to Denver and are sorry that he cannot remain longer with us.

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## [AMENDMENT TO HOMESTEAD LAW URGED.]

<sup>3</sup>Carl Wulsten's effort to get a grant of lands for the German Colony of Colfax, has been spoken of in the Democratic papers of the Territory, either as an accomplished fact or likely to become so, and the reason assigned is invariably that of politics. We have said but little on the subject thus far, because we did not know positively the status of the bill or what it proposed to do.

<sup>1</sup>*Daily Rocky Mountain News*, June 6, 1870, p. 1.

<sup>2</sup>*Daily Rocky Mountain News*, June 10, 1870, p. 4.

<sup>3</sup>*Daily Colorado Tribune*, June 14, 1870, p. 1.



In conversation with Mr. Wulsten a few days ago, we obtained his idea relative to the matter, and think it a very good one indeed. It is not to obtain a grant of lands as such grants are generally given, but to make the homestead law applicable to incorporated societies or colonies, as well as to individuals. For instance, at present, a person may locate on 160 acres, and at the end of five years obtain title to his land by virtue of the improvements. One hundred men doing the same would thus take 16,000 acres of government land. Mr. Wulsten wishes to make the homestead law applicable to his colony as a whole, that is, obtain a grant of lands in a body, equal to 160 times the number of men belonging to the colony actually living on the lands. It is well known that the men of the Colfax colony are poor. They have escaped from the over-crowded streets of Chicago, where the best they could hope for was to obtain regular daily wages, enough to keep them supplied with the necessities of life, and to occupy a humble tenement in some by-corner of the city: and are now established in a city of their own, where they can be their own masters and live a life ten thousand times preferable to that which they have left. There they can improve their condition as God has given them a right to do, but being all poor, their progress must be slow, and if they can increase the rapidity of their success in any manner, we bid them God-speed. Now the effect of getting the lands to which they are entitled, in one body, while it takes no more acres from the United States than the colony is entitled to by existing law, yet according to Mr. Wulsten's designs, it would give them the means of raising sufficient sums of money to improve their condition at once. A large tract of land, bonded by the incorporated society, could be made to command a large sum of money. It strikes us as a very good amendment to the Homestead law—to allow colonies the same privilege an individual now has. It would result in populating the country with thrifty colonies, instead of a few coming now and then, straggling here and there as at present. It certainly is a method worth trying, and we hope Mr. Wulsten may be successful in his attempt.

## [LIFE IN THE GERMAN COLONY.]

From our Traveling Correspondent.<sup>1</sup>

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Colfax, Freemont County,  
June 25, 1870.

We are up where the melting snows drip down upon us in gentle showers each afternoon, and in refreshing dews at evening. The air is highly tonic, salubrious, and intensely brilliant. In the cool of the morning before the heat of the sun had veiled the mountains with misty clouds; when the face of this green valley was bathed in a limpid translucent atmosphere; where beautiful birds of song made mellow music over and around me; with snow-clad mountains at my back; where sixty miles away to the southeast the Spanish Peaks loomed up through the gray mist; and as I sweep the horizon with my telescopic vision, Greenhorn Mountain comes in range almost in front of me; still on the northeast, seventy-five miles, Pike's Peak is plainly discernable, with vast cliffs of snow clinging to its back, and a cloud speck playing around its culmination; fifteen miles intervene between me and the foot-hills of the low range of serrated mountains that form the eastern rim of this Alpine basin; a mountain stream is playing at my feet whose source is among the snows but a short distance above me. Such were my sensations on the morning of the 10th of June, as I rested on a little elevation one mile above the town of Colfax, at the foot of the western range that shelters Wet Mountain Valley.

In company with Mr. Judd and Mr. Koch, two members of the German Colony, we left Canon City on the 7th inst., for the German's headquarters, via Oak Creek Pass. There is nothing remarkable about the trail except it may have been traversed by scalping blood-thirsty savages a hundred years before the voice of civilization began to echo through these wild solitudes. The approximate distance from Canon City to Colfax by the route traveled, in our judgment, is at least forty-five miles. We found a passable road for loaded teams the entire distance, save about ten miles. We would hate, however, to send any of our pleasure seeking friends over that "ten miles" if we ever expected to see

<sup>1</sup>*Daily Colorado Tribune*, June 28, 1870, p. 2.

them again. That part of the route is in the canon where Oak Creek cuts its way through the first range of mountains and debouches among the foot-hills that border the plains. It is not quite impassable even for wagons, for some had passed through before us, and one young man whom we overtook after leaving Canon, passed through with two horses and a wagon, at the same time we did, and eight wagons of Germans followed soon after.

There are efforts being made by the Colony and others of Freemont county, to secure by subscription a sufficient amount of money with which to make a tolerable road; but in my opinion they had best apply their means to a more feasible route—bridge the Arkansas at the McCandles Ford, go twenty miles farther round, with a good natural route, would save a thousand per cent. to the people and afford a better road than can possibly be made of the trail, by any reasonable means.

To some of our party who were recently from the East, the scenery by the trail and especially through the canon, was awe-inspiring and sublime. But to old Coloradans in general, and mountaineers it would be simply "interesting." We have seen fifty places in the mountains as remarkable, and numbers eminently more wild-grand and sublime.

The first night we camped at the head of the canon, twenty miles from Canon City. Our way through the canon was necessarily slow and wearisome, yet we stumbled on, over huge boulders, through dense jungles of mountain shrubbery, every few minutes splashing through a creek that zizzagged across our path about forty times, in a distance of five miles. Night spread her sable curtain over us, long before we reached the head of the canon, which was to be our camping place. Thus we were confined in a narrow mountain defile, with bold awful rocks and lofty mountains on either hand, with cimmerician darkness over us, and an appalling death-like silence all around. Our sensations, while plunging through the canon in the face of more than Egyptian night, cannot well be described: it made our ears tingle and our pulses beat so actively that we imagined we could almost hear them thump. Our horses instinctively trembled at every step. We shouted, sang, screamed and whistled, that we might dispel the weird and

monotonous silence of the deep gloom that shut us in. Our horses were sure-footed, and they clung to the narrow trail that wound us up to the head of the canon with a degree of instinctive fortitude and self reliance, that greatly increased our attachment for the noble animals. My little French Canadian would every now and then stop and look up the immense perpendicular rocks that were to the right and left of us, as it contemplated the rugged grandeur of the scene, but if she could catch a glimpse of anything through the darkness, it was more than we could do.

On arriving at the head of the canon we came to the wagon left by our friends as they came down. Here we arranged to put in the rest of the night. A fire was kindled, coffee was prepared, and we enjoyed the hospitality of our friends with a keen relish, while our pony luxuriated on a bountiful supply of grass and oats. We were awakened at early dawn by a great number and variety of birds that made vocal the little glen which served for our resting place. Breakfast over and we moved on. Our way for the next ten miles took us through the bluffs and foot hills between the first range and Wet Mountain Valley. There is nothing remarkably interesting pertaining to that part of the route. The road winds over and around the low hills, through little parks and valleys, up and down and across quite a number of small shining branches that were almost hidden from view by the grandeur of grass along their borders. In the valley, and our curiosity is at once heightened. For miles to the right and left and in front of us, we were greeted with a scene resembling a smooth shaven lawn, robed in emerald splendor, and rising with a gentle swell close up to the western range. We enter the valley near its lower or northern end, cross Snake Creek, its principle tributary, and arrive at Mr. Wm. Vooris' for dinner. Here all things look inviting. Their little milk house on the brink of Swift Creek, is a model of neatness. Their table groaned beneath a load of such delicacies as are not often met with in these mountains. We marked them as a people of culture and refinement, which we found to be true on a further acquaintance.

There are fifteen or twenty families living in this part of the valley, and weekly additions of one or more swell that number. Their mail facilities are very inconvenient; the mail route should



be directed through here, and an office established in this neighborhood; we hope the Department will not fail to accommodate these aspiring pioneers at an early day, Canon City, forty miles away, is now their postoffice address.

We are yet fifteen miles from Colfax, and must bid adieu to this section for the present, and hasten on to our destination. Our route is on the west side of Grape Creek, up the valley and along the mountains which slope to the east. The most interesting feature of this trip, is the great number of streams that flow down from the western range, and debouche their waters into Grape Creek, which flows at right angles with them, running north through the heart of the valley, and debouching into the Arkansas a short distance above Canon City. We were obliged to splash through near twenty considerable streams in making that fifteen miles; the largest portion of them were of a suitable size for good trout streams. If this section ever suffers from drought, it will be when the earth melts with fervent heat, and the elements roll up like a scroll. Five miles this side of Colfax, we pass on our right a beautiful body of pine timber, embracing an area of about one thousand acres, owned, held or claimed by one "Captain Horn & Co."

Colfax is situated on a slightly elevated pine ridge, about a half mile in width, and running back to the base of the mountains, a distance of two or three miles. The descent is considerable to the east, with a more moderate one to the north; while at the south, the country rises gradually above the town, and but a few miles to the west, some of it rises two thousand feet above the timber line.

The Germans have selected for their future homes, a sightly, and beautifully romantic place. A foaming mountain torrent dashes through the grove near its southern border, which will serve the town with pure water, and drive all the manufacturing machinery they will require for many years. On our arrival at the colony, we found them clustered together under some tall pines, and living in tents like a band of military. The babel of tongues that greeted my ears in the early morning, and at evening when they were all in from their several employments, coming from the throats of three hundred people, who were hammering



away with all their might, in English, German, French, Mexican, Italian, and some half dozen other languages, all at the same time, together with over a hundred goats, and a great number of chickens, with sheep, dogs, horses and cats, horrible peafowls and braying mules, all massed in two acres of ground, and tooting their horns at once, may be imagined, but cannot be described.

The town is laid out in square acre lots, and each member has assigned to him one of these parcels. The lots are all surveyed and numbered. The members innocently gamble for their places by drawing cuts, then each one selects the acre that corresponds with his number; thus they have no cause for complaint. The plan seems to work very well; it gives each family ample room for dwellings, out-buildings, gardens, etc. Shortly after our arrival they commenced to scatter out upon their lots, and in two or three days but very few remained of the original cluster. Thus was the strange confusion broken up—scattered through the forests, and buried in its depths. Headquarters had the appearance of a deserted village; and the little store, and the town-house, and the bell that was suspended between two trees nearby—the blacksmith shop, the doctor's tent, and a few other tents, were all that remained of that scrambling, noisy, busy, bustling community that were there on our arrival. They had gone to work like an army of beavers, each upon his own little kingdom, clearing away the underbrush, trimming up the shrubbery, fencing in their lots, collecting material for their houses, and performing such ingenious labor as only the thrifty and industrious Germans have a disposition to do. I find it will prolong my letter to an immoderate length if I enter into all the details that might be interesting pertaining to this enterprising colony and their beautiful valley. I must, therefore, generalize.

The colony is a co-operative company, each of the members having a common and general interest. They have a President, Vice-President and Treasurer. Their Secretary goes by the name of "Book-keeper." The original terms of admission to membership were \$250.00; with a *pro rata* increase of fifty dollars per month. So that to become a full member on the first of June, with equal rights and privileges, required to be paid into the company's treasury, the sum of four hundred dollars, and on the first

of July it will require \$450.00, and so on, for a time. The company is organized for a term of five years, and no member has a right to withdraw during that time unless he forfeit his admission fee, and the labor he has already devoted, up to date of withdrawal. Members are not permitted to do business, or speculate, independent of the company. If a member has money or other capital, he may loan it to the company at ten per centum per annum. They are charged individually for everything obtained for themselves and families, and they are paid two dollars per day out of the company's fund for each day's work performed for the company. They have machines adapted to every branch of business necessary to such a colony. There are eighty-six members of the company, numbering about three hundred souls. They have on the ground the machinery for an excellent grist mill and saw-mill. One circular saw is already in operation, and the large mill will be completed within a few weeks. Their cattle number about one hundred head, mostly beef cattle, and very fat. They milk twelve or fifteen cows, and about one hundred goats. If I am not mistaken, they informed me their crop embraced an area of about one section of land, and their wheat was looking well. They have a company garden of about ten acres. But one member has left the company since its organization, and that one by reason of poor health. They have some very good horses and mules and several head of work cattle. From all I could learn, there is harmony and general satisfaction among the members. The company's books are open to the inspection of any member or members of the organization, who may desire to examine them, and a committee is often appointed for that purpose. Everything seems to be conducted in a fair and impartial manner. Their officers are men of large practical experience, and courteous gentlemen. Their men and women have generally large and well-developed physical organizations. The children were sun-browned, and tough as wild cats. We saw no pale, consumptive, ghostly-looking creatures among them. Old and young take to labor as natural as a duck takes to water. They have a brick-yard in full blast, which is turning out a very good quality of brick. I saw on the ground the machinery for a brewery, but they are so bountifully supplied with a more wholesome beverage in the life

and health-giving waters which God has poured in glorious munificence all about them, that it may be sometime before they have that peculiarly German appendage in operation. Several fine showers have watered the valley during my stay here, and the whole face of it is covered over with a dense mat of the finest grasses that ever took root in a rich and genial soil. If the climate of winter in this valley will compare favorably with that of the summer, it certainly must be a delightful place to live in, both for man and beast. There can be no better dairy region in the world than this in summer. And I am told by those who have lived there in winter that they are not severe, and that their stock maintain themselves on the range throughout its entire season.

Three miles north-east of Colfax, in a cozy place of unsurpassed loveliness, lives Mr. D. M. Baker and his pleasant family, whom we had formerly known at Rushville, on Cherry Creek. He came here in April, and has sixty head of fine American cattle, a number of horses and mules—is prepared to do his own blacksmithing and that of his neighbors. He has already completed quite a large and substantial dwelling house, and seems to be in a fair way to lead a life of ease and independence. I must bid the generous, warm-hearted Germans, and all others in the valley, (for such I found them,) a hearty good bye. If I have said what I should not have said, it has not been done through malice or prejudice; and if there are things not spoken that I should have said, my friends will remember it cannot be all told in a single letter.

H.

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#### REORGANIZATION OF THE GERMAN COLONY.<sup>1</sup>

Office German Colonization Asso'n., }  
Colfax, Col. Ter., June 30th, 1870. }

*Messrs. Woodbury & Walker, Editors and Proprietors Colorado Tribune:*—According to Article 6, Paragraph 4, of our Constitution, the Board of Directors shall render a full report of all business transactions of the Society every three months, during a general meeting of all members of the Society, which shall be called for that particular purpose.

<sup>1</sup>*Daily Colorado Tribune*, July 22, 1870, p. 2.

On account of the many urgent matters requiring the attention of all hands, the accounts were not all recorded for the first quarter of the current year until some time in June, when the Company were informed that the books were ready for examination.

The Company selected Messrs. Louis Wilmers, Henry Olsen, Chas. Lanzendorfer, Henry Wessels and John Schopp, as a Committee for this purpose, with instructions to report the result to them so soon as possible, in general meeting, which report was made on the 19th inst., in substance as follows:

The Committee, after a critical, but impartial examination of the accounts, and the system adopted by the officers of this Company for the transacting of Company business, would state that, in their opinion those intrusted with it are incompetent, and that the interests of the Society require an immediate change, and suggest that all (but Mr. Wulsten, now absent) be suspended for one week, for the purpose of allowing time to consider what could best be done to serve the interests of all.

The Company accepted the suggestion and appointed Mr. Henry Olsen, General Manager, *pro tem.*

At the expiration of which time a general meeting was called, and all the members of the Board were present, except Mr. Wulsten, President, who was absent. Geo. Merten, Treasurer, and Albert Philipp, Secretary, handed in their resignations, which were accepted, and Messrs. Frederick Diez, August Schwarze and Henry Wessels were elected Trustees for the unexpired term of '70.

Messrs. Geo. Merten and Albert Philipp positively refusing to resign, the company, after due consideration concluded that the interests of this society demanded that they be suspended, which was done by the sanction of a large majority, and appointed Mr. John Koch, Treasurer *pro tem.*, and Mr. Henry Olsen, Secretary *pro tem.*

The authorized officers of this company are now—Carl Wulsten, President; Emil D. Nielsen, Vice-President; John Koch, Treasurer *pro tem.*; Henry Olsen, Secretary *pro tem.*; Frederick Diez, August Schwarze, and Henry Wessels, Trustees.

These changes have been made from a sense of duty, and want



of confidence in the executive and business ability of the former administration.

The old members are among the most respected men of this company socially, and no one of them has been charged with any criminal act, many of their warmest friends advocating a change.

Since the election everything moves on as if by magic, peacefully and quietly, each and every one accepting and performing cheerfully the duty assigned him.

This is a fair and impartial statement of facts. Yours respectfully,

Henry Olsen,

*Sec'y pro. tem.,*

German Colonization Association.

P. S. Since writing the above, Mr. Charles Lanzendorfer has been elected an additional trustee for the unexpired term of 1870.

Henry Olsen,

*Sec'y pro. tem.*

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[NORTH MISSOURI RAILROAD PRAISED BY WULSTEN.]

—<sup>1</sup>Carl Wulsten publishes a card in the *Missouri Democrat* to C. N. Pratt, general agent of the National Land Company at Chicago, and to Mr. Moore, local agent of the same at Kansas City, for their kindness and attention to the new colonists he has just brought out. Of the North Missouri railroad and its officers and employees he says: "The courtesy and consideration given to the welfare and comfort of members of the German Colonization Company of Colfax, Colorado, entitles them to the highest kind of praise. The officers and employes of this road studiously endeavored to make us comfortable, carry us and our property safe and without delay over their road, and are entitled to this public acknowledgement. We heartily recommend this railroad to our countrymen and colonies." We ask attention to this most favorable notice of the North Missouri by General Wulsten as endorsing what we said the other day and would suggest to our readers that tickets over it can be purchased from D. Tom Smith, at the Kansas Pacific railway office.

<sup>1</sup>*Daily Rocky Mountain News*, August 21, 1870, p. 4.



## [GOOD CROPS IN WET MOUNTAIN VALLEY.]

—<sup>1</sup>Mr. E. P. Horne is in town from the Wet Mountain valley, and informs us that Gen. Carl Wulsten has been succeeded in the presidency of the Colfax colony by Henry Olson. . . . The farmers are mostly done harvesting, and have had excellent crops. Potatoes yielded most remarkably, as did the wheat, oats and barley, and all grains and vegetables. . . . Some farmers lost their crops by early frosts, but none who sowed in time. . . . The yield of hay is large and probably no finer crop of grass was ever gathered. . . . The United States surveyors are at work in the valley. . . . Many colonists are coming in and the general affairs of the colony are prosperous, as are also those of the valley. Success to this growing section.

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## [NIELSEN SUCCEEDS WULSTEN AS PRESIDENT OF GERMAN COLONY.]

<sup>2</sup>Gen. Carl Wulsten writes us that he has resigned the office of President of the German Colony at Colfax, and that he has ceased to be a member of the above Colony. He may be addressed hereafter at Canon City. Mr. Emil D. Nielson, Vice-President of the colony, has been promoted to the Presidency.

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## [SOME COLONISTS LEAVE WET MOUNTAIN VALLEY.]

<sup>3</sup>The Colfax Colony.—As we go to press, Emil D. Nielson, late President of the German Colonization Society, at Colfax, Fremont county, Mr. Schleuter and family, and many others, numbering in all about twenty-five persons, have just arrived in Pueblo from Wet Mountain Valley. The heads of these families are excellent artisans, and have already found employment. From necessity, as but few, if any, houses can be rented, some of them are compelled to build at once. Hence-forward these industrious, useful, sturdy Germans will make Pueblo their home. The wisdom of their choice no one can doubt. Other members of the German colony will soon follow in their wake.

<sup>1</sup>*Daily Rocky Mountain News*, September 12, 1870, p. 4.

<sup>2</sup>*Daily Colorado Tribune*, September 20, 1870, p. 4.

<sup>3</sup>*Colorado Chieftain*, November 10, 1870, p. 3.

## [FAILURE OF GERMAN COLONY.]

(In a description of Wet Mountain valley conditions, written by an agent of the paper now returned)<sup>1</sup>

So far I have not said much in reference to the German Colony from the fact that their affairs are so mixed up that I don't know what to say. From all I can gather from the contradictory nature of the reports in circulation concerning them, I should conclude they are in rather a "bad row of stumps." To use the expression of a member of the colony, they "habe been schwintle out of ebretings", and "habe been humpug" ever since they "goom into te walley". The reader can form his own conclusions as to the source from which their troubles came. It is unfortunately true that they did not raise anything this season to live on this winter and during the next farming season, and their money and credit, through the bad management of their leaders, are pretty well "played out". The colony ask a very grave question, which but few men can answer correctly, and that is, What has become of the forty-two thousand dollars paid into the treasury before starting from Chicago, when all they have to show for it are five hundred goats, (worth \$2,000), machinery for saw and planing mills (worth \$6,000), perhaps a thousand dollars' worth of agricultural implements, and two hundred head of cattle, for the payment of which almost their entire property is mortgaged, besides an indebtedness of several thousand dollars which otherwise hangs over their heads. Several have become disgusted with the colony, forfeited all the interest they had in it, and gone to other parts of the valley and taken up ranches on their own account. Others have left the valley entirely, while still others have gone out to labor during the winter to lay in supplies for the coming summer. The remainder, with commendable energy, still stick to the improvements they have made, which are considerable, full of hope that they will be ultimately successful. They are busily engaged with their saw mill, and by this time are sawing shingles, but they will not be likely to saw any lumber before spring. Owing to the great demand for shingles on the Arkansas, I think from their manufacture they will be able to live during the winter, and per-

<sup>1</sup>*Colorado Chieftain*, November 10, 1870, p. 1.

haps lay something by for the summer. If they can "freeze out" the adversity which has already befallen them by another year, those who remain will be successful. If they had got into the valley about two months sooner, so as to have planted their crops at the early opening of spring, they would have been a great deal better off than they now are; or if, instead of Carl Wulsten, they had had some good, experienced Colorado ranchman to lead them, they would have been, by the aid of the capital they had consolidated, in splendid, prosperous circumstances. . . .

I must not overlook the fact that there are fully as many, if not more, Americans in the valley than Germans. Unlike the Germans, they are scattered all over the valley. . . . The Americans, with the exception of Mr. Horn, . . . also failed in their crops, and for the very same reasons that the Germans did.

#### THE GERMAN COLONY IN WET MOUNTAIN VALLEY.<sup>1</sup>

The *Chieftain* says that Emil D. Nielson, late President of the German Colonization Society, at Colfax, Fremont county, Mr. Schleuter and family, and many others, numbering in all about twenty-five persons, have just arrived in Pueblo from Wet Mountain Valley. A correspondent of the same paper gives a doleful account of the situation of the colony; says they are without money or credit, and in many cases have nothing to live on through the winter. If these statements are true, something should be done for their comfort. We know that the people of Denver will not see the German, or any other colony starve. If they have been unfortunate their first year in not raising crops, they must be assisted by those who have the means, and if there is to be any suffering, the officers of the colony should at once let the facts be known, and let the rest of the Territory learn what is required to help them through the winter.

#### THE GERMAN COLONY OF WET MOUNTAIN VALLEY.<sup>1</sup>

##### Their Situation at the Present Time.

Messrs. Editors:—Having seen several articles in Colorado journals, of late, derogatory to the success of the German Coloniza-

<sup>1</sup>*Daily Colorado Tribune*, November 12, 1870, p. 2.

<sup>1</sup>*Daily Colorado Tribune*, November 21, 1870, p. 2.

tion Company of Wet Mountain Valley, I avail myself of your valuable columns to refute said articles, and in as brief a manner as possible represent to the public the true state of affairs. The people of the Colony, as a body, are satisfied that they have selected as favorable a location as can be found in Colorado for the successful carrying out of their project, which was to afford those of small means opportunity, by concentrating their labor and capital, to provide homes and a competency for their families. They have so far succeeded as to reach their destination, build temporary log houses, erect their machinery, which consists of a grist, saw, shingle, and planing mills. The shingle mill is now in successful operation and to their satisfaction they have established the fact, by actual experiment, that all the hardy cereals and vegetables can be grown without irrigation in quantities and of a quality superior to those produced in many parts of Illinois, Indiana, Ohio and states in the same latitude.

Statements circulated that we are destitute to an extent that looks to an early disbanding, and that large numbers are leaving, are untrue, and appear to the undersigned as if the failure of the enterprise is a result most desired by some. There has been quite a number of our members left, to the benefit of the company, as they are a class not to be satisfied with any condition less than that enjoyed by people of wealth, and they exercised a very unwholesome influence. That we are poor, and anticipate many hardships and privations during the ensuing winter, is a fact which we do not wish to conceal. Our crops have failed, for the reason that we arrived too late to plant in time for them to mature, which is a very severe drawback. While poor in money, we feel rich in possessing so many willing hearts and strong hands, and we recognize no such word as fail. All we ask or desire of the press, is a fair and impartial statement of facts. In closing, I will say that the colony owes a debt of gratitude to the Governor, to the Colorado Tribune, and many of the citizens of Colorado, for their many acts of kindness and good will, and for which, we hope to prove ourselves worthy.

Respectfully,

J. T. J.



THE GERMAN COLONY.<sup>1</sup>

## Wet Mountain Valley—Condition of the Colonists—Future Prospects, &amp;c.

From Mr. L. F. Wilmers, President, and Mr. J. T. Judd, a member of the Colony, we have learned much of interest about the settlement of Wet Mountain valley. The colonists reached the ground very late and consequently raised but a small crop the past season. Suffering and prospective starvation have been reported but we are pleased to say there is no danger. There may be much inconvenience and some discomfort during the winter, but they are going into it with strong hearts and determination. For next year they are well fixed and expect to make large crops.

The people as a community are well satisfied and contented. Two families left and removed to Pueblo and the *Chieftain* erroneously reported the number of persons as twenty-five. A few are working temporarily about Canon City and at other places along the Arkansas valley, but all will go back to Colfax in the spring.

Messrs Wilmers and Judd go today to Central to procure a steam engine for Colfax. They will be in Denver again next week and will gladly answer all inquiries about the colony.

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[REPORT OF FAILURE OF GERMAN COLONY CONFIRMED.]

<sup>2</sup>We had a call from W. H. H. Smith, of Wet Mountain Valley, on Thursday of last week, . . . He fully corroborates all that *The Chieftain* has recently said concerning the German Colony, Mr. Judd, the *News*' "reliable informant", to the contrary notwithstanding; that their affairs are even in a more deplorable condition than our "jour" represented them to be.

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[DEPARTURES FROM GERMAN COLONY OFFSET BY ACCESSIONS.]

. . . <sup>3</sup>The Germans [of Wet Mountain Valley] are frequent visitors at our canon, buying such articles as we have for sale, when they want them, and selling in return some of their commodities. Although many are leaving the organization, about as many are joining them, so that they keep their number good, and will no doubt succeed and do well as a colony. We understand

<sup>1</sup>*Daily Rocky Mountain News*, November 24, 1870, p. 4.

<sup>2</sup>*Colorado Chieftain*, December 1, 1870, p. 3.

<sup>3</sup>*Colorado Chieftain*, December 8, 1870, p. 1.



several Americans have joined them of late, who will perhaps be enabled to exercise a better influence over them. Carl went by here, a week or so ago, feeling pretty well over his late expedition. He thinks he will prove a success, but has had quite enough of the colony business. One or two of the late seceders have taken ranches in the Huerfano above us, and moved over their families and stock. . . . [Letter from 'Ranchman']

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[COLONY STORE DESTROYED BY FIRE.]

—<sup>1</sup>A letter from Mr. Judd, secretary of the German colony, dated Colfax, the 27th ult., at three o'clock a. m., says that the store, with all its contents of provisions, records, thirty-five Spencer rifles, ammunition, etc., was destroyed by fire that morning. The first intimation of the fire was the explosion of a keg of powder about one o'clock. The origin is unknown. The loss is a heavy one on the colony, and is to be greatly regretted.

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[GERMANS CHEERFUL DESPITE DIFFICULTIES.]

(*Correspondence of the Tribune*)<sup>2</sup>

THE GERMAN COLONY.

Colfax, Fremont Co., Col. Ter., }  
January 4th, 1871. }

Editors Tribune:—The year eighteen hundred and seventy will long be remembered by the members of the German Colonization Company, as one replete with hardships and disappointments. After a tedious journey of five weeks from Ft. Wallace to this place in the depth of winter, the bleak aspect of the valley on their arrival here—a prairie-fire had consumed the grass and blackened the forests—little tended to raise their drooping spirits. After undergoing the privation of every comfort they had been accustomed to, the crops, which looked so promising, and upon which they had so fondly counted, were killed by an unusually early frost. They worked industriously at the erection of a saw-mill, but long before its completion, the water supply, with which they hoped to run it, gave out. Their credit was exhausted, their provisions nearly so, and many members, despairing of success

<sup>1</sup>*Daily Rocky Mountain News*, January 4, 1871, p. 4.

<sup>2</sup>*Daily Colorado Tribune*, January 9, 1871, p. 4.

of the undertaking, left the Colony. Those who have remained, however, show a manly determination to fight the thing through. When the last calamity befel them, in the total destruction of their store and all its contents, on the morning of the 29th ult., between twelve and one o'clock, they apparently, for the first time, fully recognized the fact that their only hope lay in their individual efforts, and they aroused themselves to the exigency of the moment. The loss is very severe, and is for many reasons to be deplored, still, if it has the effect of inducing every man to do his duty faithfully, one month's labor may retrieve it, and the impetus thus given to the company cannot but prove beneficial. Occurring as it did in the dead of night, the first intimation the people received of the conflagration was through the explosion of 100 pounds of gunpowder, which had been stored away in cans on a shelf in the store. The shock was really terrific; the earth trembled for miles in circumference. As the greater part of the provisions donated by the generous business men of Denver, had fortunately been given out, though many articles of value had been consumed, the loss will not be so keenly felt. The origin of the fire is attributed to a defective fire-place, and your correspondent having noticed several others built by the same mason (?) who constructed this one, had wooden sills and sundry other preventatives from fire, he would make bold to state that the cause assigned is a plausible one. The amount of the damage cannot be definitely ascertained, owing to the difficulty of placing a value on the building; however, it will hardly fall short of \$3,000

On Monday the 2nd inst., the annual election of officers of the society was held, resulting in the choice of Mr. Jas. T. Judd for President, Mr. Charles Wehrhahn for Treasurer, and Mr. John Anton Schopp for Secretary. The selection of Mr. Judd is a very happy one indeed. As bookkeeper of the association he displayed a thorough knowledge of business, a high regard for the rights of creditors and a willingness to do any duty assigned him. Of clear judgment himself, he is nevertheless, ever ready to hear the opinions of others, before drawing conclusions; of indomitable energy, he never leaves to others what he can possibly do himself, and is ever ready to set the men an example in industry; very careful in forming his plans, when once his course is marked out, he goes

in heart and soul, and does not stop until the result is attained; frank, courteous and unassuming in his manners, what he says he says to the point, with a quiet determination, which admits of no refusal. Altogether, he is eminently qualified for the position. It is true he has many difficulties to encounter, difficulties which might deter many an abler man from the position. Still, let them but second his endeavors, as they should, and the success is assured. Mr. Wehrhahn is known as a steady, industrious man, ready to do his duty to the best of his ability. Mr. Schopp having been elected to the position he now holds, proves that he enjoys the confidence of the company. Messrs. Ferd. Barndollar & Co., to whom the colony are indebted to the extent of several thousand dollars, are offering the people every reasonable assistance to enable them to pay off their indebtedness and pave the way to success, having procured for them a portable engine, ten-horse power, with which they can make 20,000 shingles in twenty-four hours. The action of this firm reflects the more creditably upon them, as they are amply secured for the amount coming to them, and contrasts favorably with that of another creditor who, after exacting a Shylock mortgage, left the Society to go to the dogs, with a hearty "God-speed." A social event, the first of its nature in the Valley, transpired on the 2nd inst., in the marriage of Albert Vannetter to Miss Eliza Jane Jarvis, both of Wet Mountain Valley, at the residence of the bride's father.

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[PROSPECTS GOOD FOR SUCCESS IN WET MOUNTAIN VALLEY.]  
THE WET MOUNTAIN VALLEY COLONY.<sup>1</sup>

The fact, that a good many members of the German Colony in Wet Mountain Valley have left that association, and that their crops failed last summer, have given rise to a very general impression that the whole enterprise is a failure, and that those who have adhered to their original plans and remained with the Colony are in a state of semi-starvation; in fact that the whole thing is a hopeless undertaking.

It was of course but a natural consequence that, in a co-operative society of such magnitude, some would be found who did not

<sup>1</sup>*Colorado Chieftain*, January 26, 1871, p. 2.

agree with the management, from which cause a few have left the Colony, but the great majority who have done so took the step from seeing that they could earn good wages here and elsewhere, which they preferred to do to waiting for the next year's crops. As to the rest, we have the most satisfactory assurances that the Colony is in a very fair way, and with good prospects of success.

Mr. V. B. Hoyt, who has just returned from a visit to the Valley, says that the state of things there has been greatly misstated. Every family has already a good and comfortable log house, and several frames are already up for completion in the spring.

A gentleman living but nine miles from the Colony, raised a large crop of superior wheat last year, and gives it as his opinion that the Colony crops failed from no other cause than that sowing was commenced too late, and that little fear need be entertained as to the crops this year.

The machinery arrangements are perfect.

One turbine wheel, estimated at from one hundred to one hundred and forty horse power, can be made to work, as required, a saw, grist, shingle and planing mill, all of which are in working order. Water is expected, in abundant quantities to run the wheel, by the 1st of May.

There is plenty of timber, of extra quality, close at hand, with which to supply the mills. The shingle mill is capable of producing from fifteen thousand to twenty thousand a day. A steam engine has been supplied by Messrs. Ferd. Barndollar & Co., with which to complete the contract to them of one million shingles. The machinery is capable of performing one thousand dollars' worth of work per week.

The cattle of the colony are in a splendid condition, owing to the good natural shelter of the hills and the large amount of hay in store, which is said to be of a quality superior to any in the district.

That it is a good valley for cattle, the fact that herds belonging to gentlemen living in Pueblo and the neighborhood are reported from there in fine condition, and that all the herders speak highly of it, are convincing proofs.



The finances of the colony are not nearly so bad as is generally supposed. They have been straightened for cash, and are in debt, but considering the amount of property the debts are small, and once the machinery is set to work, there is no doubt that these will soon be cleared off. The straightforward course of the Colonists in money matters has inspired every one with confidence in them, and, if not pressed until they are well at work in the spring, they will no doubt meet all their engagements.

Mr. Judd, the President, has proved himself capable and hard-working, and Mr. Hoyt represents his books as the best kept he has ever seen. The President is a thorough-going business man, and, if supported by the rest, is almost sure to bring the Colony safely through their difficulties.

The members are anxious to open direct communication with Pueblo, and they believe that, with the assistance of those living on the way, and a little other help, they can render the Hard-scrabble available, which will shorten the distance by nearly forty miles.

The colonization of Wet Mountain Valley is an experiment which all are watching with interest, and if in the ensuing season the careful preparations for correct farming, which the Colonists are making, prove successful, the Valley will rise to a place of very considerable importance.

The industry and perseverance of the association, as well as their frugal management, deserve every success, and unless some misfortune which cannot be foreseen by any one happen, latest accounts seem to indicate an early rise to prosperity, which everybody wishes them.

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#### [CAUSES OF FAILURE GERMAN COLONY.]

—<sup>1</sup>It is generally understood that the German Colony, of Wet Mountain Valley has failed. What the real cause may have been we cannot say, but we judge that two, at least, have operated; one cause being the great elevation of their location, that is, something like 7,000 feet; the other, a want of American business management. The officers were, sometime ago, deposed, and

<sup>1</sup>*Greeley Tribune*, April 10, 1871, p. 2.



many of the Colonists left, while their financial affairs were in a hopeless condition. We understand that they established a Brewery early, which, of itself, is enough to ruin any Colony. And yet, after all, we hear that something is to be done there this year in the way of cultivation, which we hope is to be the case; still, where frosts come in July, no great results can be expected.

[MISCELLANEOUS NOTES ILLUSTRATING CONDITIONS IN WET MOUNTAIN VALLEY IN 1871.]

<sup>1</sup>Mr. W. H. H. Smith, of the Wet Mountain Valley, called upon us yesterday. He informs us that things are flourishing there, and that silver has been found in Oak Creek. . . .

<sup>2</sup>The Wet Mountain German colony is *non est*. The early administration of affairs threw the colony into inextricable confusion, and scarcely avoided its entire disorganization.

Territorial News<sup>3</sup>

The Wet Mountain colonists are rejoicing over a deep fall of snow.

<sup>4</sup>It is said that the Colfax colony in Wet Mountain Valley is reviving.

<sup>5</sup>The case of *The People vs. Sam. McBride*, on the charge of assault with intent to kill Carl Wulsten, was brought up at the last term of the district court of Pueblo county, when a nolle prosequi was entered and McBride discharged. The recognizance of witnesses was forfeited.

Letter from Canon City.<sup>6</sup>

Last week a terrible storm visited the German Colony, in Wet Mountain valley, doing much damage to the crops.

Wet Mountain Valley Items.<sup>7</sup>

The German colony saw mill is being removed to a tract of timber five miles down the valley from Colfax. The mill is also putting in a new engine.

<sup>1</sup>*Colorado Chieftain*, February 16, 1871, p. 3.

<sup>2</sup>*Daily Rocky Mountain News*, February 28, 1871, p. 4.

<sup>3</sup>*Ibid.*, April 27, 1871, p. 1.

<sup>4</sup>*Denver Daily Tribune*, May 12, 1871, p. 4.

<sup>5</sup>*Daily Rocky Mountain News*, June 17, 1871, p. 1.

<sup>6</sup>*Colorado Chieftain*, July 13, 1871, p. 2.

<sup>7</sup>*Ibid.*, September 21, 1871, p. 1.

## [WULSTEN ON THE WET MOUNTAIN COLONY.]

<sup>1</sup>In 1869, the writer, propelled by a desire to ameliorate the physical condition of the poorer class of Germans, who were condemned by a cruel fate to work in greasy, ill-ventilated and nerve-destroying factories of the great city of Chicago, formed a band of about a hundred into a colony, took them and their families out of the nauseous back alleys and cellars of the over-crowded Garden City (sic!) and brought them to "El Mojado". But short-sighted is man, and his ways do "*gang aft aglee*". This was in the spring of 1870. The organization of this colony stood until fall, when it collapsed, every *pater familias* from thence shifting for himself. The writer had found evidences of mineral wealth, had investigated the whole *Sierra Mojada*, and discovered that a great *trachytic dyke* traversed the Sierra from northwest to southeast. Based upon these observations, the founding of an agricultural and industrial colony upon the co-operative plan should have been a success instead of a failure. Collectively a failure, it has individually become a distinct success, for every family which entered "*El Mojada*" is today in perfectly independent circumstances. After the dissolution of the "Colfax Agricultural and Industrial Colonization Company of Fremont County", about December, 1870, some thirty families of the company took possession of the quarter sections of land to which they were entitled under the homestead law, and started to housekeeping severally, and succeeded signally. . . ."

<sup>1</sup>Wulsten, "El Mojada, or the Wet Mountain Valley," in Binckley & Hartwell, *Southern Colorado* (1879), p. 107.



# CHICAGO-COLORADO COLONY





# A COLONY PAMPHLET

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THE  
CHICAGO-COLORADO COLONY.<sup>1</sup>  
*CONSTITUTION AND BY-LAWS,*  
with  
COMPREHENSIVE CHAPTERS  
on  
AGRICULTURE, IRRIGATION, CLIMATE,  
THE NEW TOWN OF LONGMONT,  
SCHOOLS, SOCIETIES, CHURCHES, ETC.

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LONGMONT, COLORADO TERRITORY,  
July 1st, 1871.

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Denver, Colorado; Rocky Mountain News Printing House. 1871.

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## OFFICERS OF THE COLONY.

President, - - - - -	JUDGE Seth Terry.
Vice President, - - - - -	Burton S. Barnes.
Treasurer, - - - - -	John Townly.
Secretary, - - - - -	Frank C. Garbutt.
Engineer, - - - - -	Richard Fawcett.

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## EXECUTIVE COUNCIL.

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Seth Terry,	R. Streeter,
B. S. Barnes,	J. Lincoln,
F. C. Garbutt,	Hon. Wm. Bross,
E. J. Coffman,	G. S. Bowen,
J. M. Mumford,	Charles Emerson.

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## TRUSTEES.

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Seth Terry,	E. J. Coffman,
Dr. Charles Emerson,	

<sup>1</sup>Reprinted from copy belonging to Mr. C. W. Boynton of Longmont.

AUDITING COMMITTEE.

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Chauncey Stokes,

John H. Bartlett,

---

Judson W. Turrell.

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C. N. Pratt, General Agent, Chicago, Illinois.

ORDER OF BUSINESS.

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TO GOVERN THE EXECUTIVE COUNCIL.

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1. Call to order by the President.
  2. Reading the minutes of previous meeting.
  3. Reports of standing committees.
  4. Reports of special committees.
  5. Presenting of bills.
  6. Communications and petitions.
  7. New and unfinished business.
  8. Remarks for the good of the Colony.
  9. Adjourn.
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The Council shall be governed by parliamentary law, as laid down in Jefferson's Manual.

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CONSTITUTION AND BY-LAWS.

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ART. I. The officers of the Colony shall consist of a President, Vice President, Secretary, an Executive Council of nine, including these officers as members ex-officio, a Treasurer, and an Auditing Committee of three, whose duties shall be as follows:

*Sec. 1.* The President shall have the general supervision of the entire interests of the Colony, preside at all meetings of the same, and act as Chairman of the Executive Council.

*Sec. 2.* The Vice President shall act as superintendent of the sale of lots and lands, make locations, introduce colonists to their selections—devoting his entire time to the work—and preside at meetings in the absence of the President.

*Sec. 3.* The Secretary shall keep the books of the Colony, placing the same, at the close of every three months, in the hands of the

Auditing Committee, attend to correspondence, and record the proceedings of the Executive Council.

*Sec. 4.* The Executive Council shall administer to the wants of the Colony, adopting such measures as shall, in the best manner, conduce to the welfare and prosperity of colonists as a whole.

*Sec. 5.* The Treasurer shall, under bonds, receive the funds of the Colony, paying out none except upon a written order, signed by the Secretary and President or Vice President, and shall place his accounts, at the close of every three months, in the hands of the Auditing Committee.

*Sec. 6.* The Auditing Committee shall, at the close of every three months, audit the accounts of the Colony.

ART. II. Terms of office shall continue one year, or until successors are elected, unless removals are required on account of neglect or misconduct.

ART. III. The officers shall receive such reasonable compensation for their services as the Executive Council shall determine upon.

ART. IV. The Executive Council shall inaugurate such measures and adopt such rules as shall in the best manner conduce to the prosperity of the Colony.

ART. V. Persons becoming members of the Colony, must be of strictly temperate habits and good moral character, and shall assent to this plan of organization. Each member shall pay an initiation fee of five dollars (\$5) on enrolling his name, to be used in defraying the expenses of the preliminary organization and locating the Colony, and the further sum of one hundred and fifty dollars (\$150), which payment shall entitle him to all the rights and privileges of membership.

ART. VI. One person shall not be entitled to take more than one membership in the Colony, and each membership shall have a single vote. But parents, who are bona fide colonists, may take an additional membership (for which the parent shall be trustee) for one child, and another membership in addition, if there are two more children, to be represented in the same way. One membership may also be owned by two or three persons, to be represented by a trustee, in whom the powers and privileges belonging to the membership shall be vested. The number of memberships shall be limited to one thousand.

ART. VII. Each member shall be entitled, for his certificate, to a selection of five to forty acres, depending upon its distance from the town site, and the further privilege of purchasing one business and one residence lot, at a cost of twenty-five to fifty dollars each, according to location.

ART. VIII. The lands adjoining the town site are divided into lots of from five to forty acres, according to their distance from the town centre, and all laid under water from the irrigating ditches. Such parcels of land are to be received as an equivalent for memberships, each membership being entitled to one selection. These designated parcels of land shall be conveyed by the Trustee to those selecting them; but no deed shall be delivered to a member until he shall, in person or by representative, have made improvements, in good faith, upon his selection. If such improvements, which must be satisfactory to the Executive Council, are not made in one year from the date of selection, the land shall be forfeited by the colonist, who may, however, make a new selection, subject to the same rule. If the omission to improve continues to the end of the second year, the selection and membership shall be forfeited, and the fee of membership returned to the colonist. Lots, outside of those distributed as above, may be selected by members of the Colony, but to be paid for at a price to be fixed by the Executive Council, provided that the number of acres under the irrigating ditches owned by one individual shall not exceed one hundred and twenty (120) acres.

ART. IX. The following standing committees, each consisting of three members, shall be elected by the Executive Council, at the beginning of each year, whose term of office shall be for the current year, unless sooner discharged by the Council:

1. *Finance*—Terry, Mumford and Barnes.
2. *Irrigation*—Mumford, Coffman and Streeter.
3. *Printing and Advertising*—Barnes, Garbutt and Fowler.
4. *Surveying*—Coffman, Mumford and Terry.
5. *Schools*—Garbutt, Lincoln and Barnes.
6. *Manufactures*—Streeter, Coffman and Mumford.
7. *Selection of Lots*—Coffman, Streeter and Barnes.
8. *Public Parks*—Streeter, Lincoln and Mumford.

## INTRODUCTION.

The special difficulties that have heretofore attended every effort to settle Colorado and develop her vast resources, are at present entirely removed by railroads and colonization. Individual efforts at farming have only been undertaken along the bottom lands of the various streams, on account of the expense of irrigating the uplands. Colonization introduces a new era. It overcomes all the obstacles attending single efforts, and aids materially in the quick development of every industrial pursuit. It furnishes a larger amount and better quality of working population. It also induces men of capital to invest in Colorado, and remove their families to this Territory and establish permanent homes. Men of education and refinement will no longer feel that in bringing their families to Colorado they will remove them beyond the realm of civilization, to endure a life of mental, moral and social isolation; but they will gladly transplant them to this new field of enterprise, where, with temperance and morality inscribed on our banner, we feel assured that everything will elevate and inspire; and thus, while adding to the success and attractiveness of the Colony, they insure its success, and built to themselves comfortable and desirable homes.

The discovery of gold among the sands of the mountain valleys in 1859 was the beginning of life to Colorado. Thousands flocked across the Plains in eager scramble for the fabled wealth. Fortunes were made and lost; the few won, many struggled for a bare subsistence. From that time till the present, the growth of the mineral interests of Colorado has been firm and profitable until the product of 1869 was full three millions of dollars.

But inexhaustible as is Colorado's mineral wealth—progressive as henceforth its development—predominant and extensive as are its mountains—high even as are its valleys and plains—in spite of all seeming impossibilities and rivalries, agriculture is already, and is destined always to be, its dominant interest. Hence our faith in its prosperity and its influence among the Rocky Mountain States; for agriculture is the basis of wealth, of power, of morality. It is the conservative element of all national and political and social growth; it steadies, preserves, purifies, elevates.



The grains, the vegetables and the fruits of the temperate zone grow and ripen in profusion; cattle and sheep live and fatten the year round without housing or feeding.

Stock-raising is a simple and profitable business. The animals can roam at will, and a single man can tend hundreds. These three great interests—mining, farming and stock-raising—naturally shade into others, and already there are the beginnings of various manufacturing developments, for the materials and incentives for such undertakings are without stint.

Coal mines are abundant, and several are being profitably worked along the possessions of our colony.

In addition to these interests, we ever have the majestic hills, high above the wide world, pure and bracing atmosphere, picturesque scenery, to invite our attention. It is to them America will go, as Europe to Switzerland, for rest and recreation, for new and exhilarating scenes, for pleasure and for health. We feel confident that the verdict has already been passed—that here along the range of the Rocky Mountains, within this wedded circle of majestic hill and majestic plain, under these skies of purity, and in this atmosphere of elixir, lies the pleasure-ground, the garden, and the health-home of the nation.

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#### LONGMONT.

#### The Name of the Town.

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The Executive Council have been careful to select a name for the new town which should embrace or suggest some leading and permanent feature of interest. Among all the imposing objects that help to make up that picture of unrivaled beauty and grandeur which will forever greet the eye, first and foremost stands Long's Peak, and the name LONGMONT has therefore been decided as most appropriate.

#### LOCATION.

The report of the locating committee, sent to Colorado to select suitable location for the settlement of the colony, was made on the first of February, and upon their recommendation a tract of some 60,000 acres of government and railway lands were se-

lected, situated between the Platte river and the base of the mountains, commencing about twenty-five miles north of Denver, and embracing all the lands unoccupied in six townships, all of which can be easily irrigated from the Boulder, Left Hand, St. Vrain and Little Thompson creeks, at a very moderate expense. There is an abundance of good building stone on the tract, with a vein of superior coal adjoining the tract, seventeen feet thick, which is mined without sinking shafts. There is lumber at the base of the mountains which can be floated down the St. Vrain creek, on which stream the town is located.

The Denver and Boulder Valley railroad is completed within six miles of the town, and will run along the south side of the tract the entire length.

Arrangements are already on foot to construct a road direct from Erie to Longmont; also one from Greeley to the mountains via this place is proposed.

#### ORGANIZED COLONIZATION.

There is no man integral within himself. We are all parts of one grand community, and it behooves every man to know what his neighbor is about. Hence we unite, for mutual benefit, large corporate interests to economize the movement of people by colonies, and immediately secure to members thereof all the home institutions, social and material. The advantage of the colonization system for the West, consists in simultaneous occupancy of the lands, and by co-operation of labor and mutual help, each makes a permanent, comfortable home on his own tract.

The maximum of each man's power is increased by unison with the labor of others as in public works, manufacturing, etc. A great reduction in the cost of transportation, implements, materials, stock and supplies can be purchased at manufacturers, or wholesale price—saving several retail dealers' profits. Cattle, sheep and hogs can be herded cheaper by co-operation. Home-sickness is prevented. Although the land is new and the country strange, there is a community of old friends;—a pure and healthy tone is given to social life. Communities made up of miscellaneous settlers from all sections and nationalities, require years to become homogeneous socially, and prosperous in their industries. Or-

ganized emigration secures within the landed limits of the colony the control of public affairs, the benefit and control of school lands and moneys donated by the State and National Government for common schools, and higher institutions of learning.

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#### FARMING IN COLORADO.

The cost of improving a farm in Colorado varies greatly, owing to locality. The first necessity is a house. If near timber, that will probably be of logs. Two men with a team will get them out and upon the ground in from four to ten days. Four men more make the work come lighter, and will raise the walls in a day, and the two will then complete it in three or four more days. If timber is not near, lumber (sawed timber) will probably be used, costing at the saw mill \$15 to \$18 per thousand feet, or twice as much delivered. Lime for plastering costs at the kiln, thirty or forty cents per bushel, and bricks for chimneys, about \$8 per thousand. If the settler is at all ingenious, he will do the most of his work himself, no matter of what he builds. A laborer to assist will cost from \$25 to \$40 per month and board.

Plowing is next to be thought of, but owing to the nature of the native grasses of this region, which do not make a tough, heavy sod, that work is not much more difficult than the plowing of fallow ground. A good pair of horses, mules or oxen, with a light, sharp, steel plow, will turn over almost any of the Colorado prairie. It is only in the low wet bottoms that strong teams and big plows are necessary. Plowing may be done in the fall, spring or summer. For wheat it is much better in the fall, and then the seed may be sown in February or March,—the earlier the better. The cost of breaking new land should not exceed \$2.50 per acre, counting full wages for team and man.

Irrigation, or providing facilities therefor comes next, and to the uninformed is really the great bugaboo to western settlement. Provision must be made for bringing a supply of water from some permanent source through the farm, in such a way that it can be used when and where necessary. To this end the settler will usually join in with his neighbors, and they together will construct a ditch one, or five, or ten miles long, as the case may be. The first cost may be \$50 or \$100 or even \$200 each, and after that

the expense of keeping it in repair will be merely nominal. The ditch, once constructed along the upper side of the farm, it is but a trifling matter to conduct the water to any part of it. A plow furrow does the work. It furnishes a living stream through the garden, the yard, and the stock corral. By laying a few rods or hundred feet of wooden pipe, fountains are secured or flowing hydrants in the kitchen or wash-room. With flowing water at his command, the farmer *insures* the growth of his crops. He is no longer subject to loss by freaks of the seasons, which in almost every country bring occasional droughts that cut off all farm produce. Land that is irrigated is never worn out and impoverished. The streams that come down from the mountains are always laden with the elements that make it fertile; the elements that have, in fact, created the wonderfully productive valleys and plains of Colorado and neighboring Territories. It is a question well supported in the affirmative, by the result of experience, whether the actual benefit to land by irrigation does not more than counterbalance the expense thereof, without taking into account the crop at all; many averring that it is the cheapest and best way of manuring.

But leaving all these points out of the question—the assurance of crops, benefit to the ground, etc.,—it is unquestionably cheaper to irrigate land in Colorado than to drain it in Illinois, Iowa, or Missouri. If any one is disposed to dispute the assertion, let him present the proofs and we will respond—taking the common average and a series of years, with no exceptional cases.

Fencing is left to the last, because it is not absolutely necessary. Settlers generally make one crop before beginning to fence, and in some portions of the Territory that have been settled for ten years, there are no fences, neighborhoods having regulations about the herding and care of stock. The first or second fall and winter will do for fencing, and then the labor will be done mainly by the farmer, his team or teams, and hired help. First fences are generally built of posts and either poles or boards. The team hauling hay, grain, or other produce to the mining towns in the mountains, returns with fencing materials. If posts or poles, they cost nothing but the cutting; if boards, the cost is \$15 to \$18 per thousand feet. If wire is used, the cost of that material will be about



forty cents per rod; the posts twenty cents, and putting up say fifteen cents. A good fence either of boards or wire, may be estimated, including all materials and labor, from seventy-five cents to one dollar per rod.

In return, the farmer, having insured his crop by providing for its irrigation, may count upon an average yield of wheat of twenty-six to twenty-eight bushels to the acre; or, if he will give it extra care in plowing or planting, he may increase that return to forty, fifty, sixty, or even seventy bushels per acre. His oats will yield from forty to eighty bushels; barley, thirty to sixty; potatoes, one hundred to three hundred, and cabbage, ten to twenty tons to the acre. The largest crops mentioned have been exceeded—some of them *one hundred per cent*.

Having produced these crops, which will doubtless look large to many, the farmer then has a market at home—to supply the large and rapidly growing mining towns, settlements and camps, which always brings cash and at the highest prices. For instance—wheat, oats and corn, have seldom if ever rated lower than three cents per pound, and other products in proportion. And these rates will doubtless be maintained, because the mining interests are growing fully as fast as the agricultural, and the home producer will always have protection equal to what it would cost the distant producers to transport to his home market by rail, a distance of four hundred miles or more.

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#### PRESENT CONDITION OF CHICAGO-COLORADO COLONY

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From the first of March, 1871, down to the present time, the growth of the colony has been steadily progressive. Scarcely a day has passed but one or more colonists have arrived on the ground, selected their lots and lands, and set about improving them to their own liking. Before the first of March, 1872, the full number of colonists holding certificates of membership will be on the ground, their present and future interests fully identified with the colony. Success is already ours. There have been located by members of the colony, and deeds issued, as follows: Forty acre lots, 165; twenty ditto, 20; ten ditto, 15; five ditto, 75; residence lots, 357; business lots, 307. Of eight foot wide ditches,



fourteen miles have been constructed; four foot ditto, nine miles; side and lateral ditches and channels from two feet down, twelve miles. The main ditch is now completed, and water is now running the entire length of Main street, and in several other streets, shorter distances. The excavation of the lake in the northwestern portion of the town, which is intended to cover from two to four acres, is let, and is progressing rapidly. Although once the bed of a body of water, it is not deep enough, and an artificial excavation is to be made to be filled from the irrigating ditch. Up to the present time the field crops and gardens have flourished finely without artificial irrigation. In addition to the ditches already mentioned, six miles of main and lateral ditches are under contract.

The following is a statement of branches of business already in operation in Longmont:

A bank, three dry goods stores, three hardware stores, one furniture store, three groceries, two general stores, three agricultural implements and wagon depots, one lumber yard, three blacksmith shops, two shoemakers, one photograph artist, one drug store, two hotels, butcher, barber, lawyer, surveyor, four physicians, three insurance agents, bakery and confectionery, milliner, dressmaker and fancy dry goods, cigar and tobacco store, livery stable, and three contracting carpenters. Abundant water power for manufacturing purposes will be afforded by the canal; it is certain that a flour mill will be erected this summer; parties have been looking at a site for a woolen mill, who say they propose building the present year.

A brick-yard is already in operation, and under contract to furnish the brick for two or more blocks this season.

A post-office is established, furnishing a daily mail from Denver and the East.

The social, religious, and educational interests of the colony promise to be of a high order.

Already a school building 24x40 has been erected; Col. B. L. Carr of Illinois having been engaged as principal; building lots have been chosen by the Presbyterians, Congregationalists and Methodists, who each intend to erect churches immediately.

For the present, union service is held in the school house.

There are built, or in the process of building in the town, and immediate vicinity, upward of two hundred houses, from the humble frame to the more pretentious cottage or mansion, including several business blocks on Main street which would do honor to many of our eastern towns that boast more years than we do weeks. There are in the town of Longmont three of the best water powers anywhere to be found, capable of driving a flouring, paper and woolen mill, and with light expense; while along the various irrigating canals belonging to the colony, are innumerable water powers only waiting the advent of enterprise, ability and capital to set the wheels of industry in motion.

Industry, Temperance, and Morality are the watch-words of the Chicago-Colorado Colony. The colony was first founded on temperance principles. In each and every deed given for land or town lots, is inserted this clause, "It is hereby stipulated by the parties hereto, that no spirituous or malt liquors shall ever be sold or given away, as a beverage, on the premises herein described by said party of the second part, his heirs, executors, administrators or assigns, upon penalty of forfeiting all right, title, and interest in the above described premises, to parties of first part, and their successors in trust, forever."

In addition to our churches, we are not wanting for societies, such as Good Templars, Glee Clubs, Cornet Band, Base Ball, Strawberry Festivals in their season, frequent excursions to the mountains, all of which lend the charms of old communities to our new and flourishing Longmont.

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#### AGRICULTURE AND IRRIGATION

Time was when these plains were designated the Great American Desert. There are books of geography yet in use in the schools of this territory, in which they are so described. And so they were to those who, having eyes, saw not.

But, as in the poem of the Sleeping Princess in the Woods, who waited but the coming of the fortunate Prince, whose passionate kiss should awake her to life, and all about her to activity, so the slumbering Princess of the Plains but waited the coming of the Fairy Prince, the touch of whose magic wand should kindle into a beauty unknown before the charms lying hidden in her

veiled bosom. And at the magic touch of water, lo! the powers lying dormant for unnumbered ages suddenly awoke, and from out the lap of nature flowed abundant evidence that these were fertile instead of sterile plains.

Irrigation is no new thing. To those accustomed to the rain-falls east of the Missouri river, it may become at first a power misapplied, because unknown; but adaptation to circumstances is one of the peculiarities of the American mind, and not for any length of time is there any "new thing under the sun."

Old in theory and practice, in the lands of the East, to this source must we trace the wonderful fertility of the valley of the Nile, whose narrow belt of 3,000 miles extending through six degrees of latitude, for centuries supported a population so vast that even China's countless hordes dwindle into insignificance. Not Egypt alone, nor China, but nearly all the lands of the Orient have availed themselves of this all-powerful adjunct to agriculture, and thus supported a population that would otherwise have depended upon distant countries for the necessities of existence, and so lost their main source of growth and strength; for agriculture is the true mother of the nations, and from her exhaustless bosom they receive the nourishment that sustains their life.

The agricultural area of Colorado is a little less than 18,000 square miles, comprising about 11,500,000 acres all highly productive, but in the main requiring irrigation—"a savings bank crammed with riches since Noah's flood"—and ready, therefore, to honor drafts to an unlimited amount; for "irrigated land never wears out," as the experience of eastern nations testifies.

Colorado vegetables are now sold east of the Missouri river, and flour and grain reach all the States. The crops of the current year have been carefully estimated as follows: Wheat, 750,000 bushels; corn, 700,000 bushels; oats and barley, 650,000 bushels; vegetables and potatoes, 500,000 bushels;—while the hay and dairy product will have a market value of not less than four millions of dollars. Ninety-seven bushels of wheat have been raised on one acre of land on the South Platte. Oats have reached the same number of bushels to the acre; and Governor McCook is our authority for the statement that 250 bushels of onions have been raised on *half* an acre. These, of course, are exceptional cases and

the result of high cultivation; but the average of the crops may thus be stated: Wheat, 30 bushels; oats, 55; corn, 30; potatoes, 250; onions, 300; beans, 30; Ruta Baga turnips, 30 tons; beets, 30 tons. These figures may be relied upon as being, if any thing, *below* the average.

In this connection we may observe that farmers here have no difficulty in turning the soil. Two horses or a pair of cattle plow the ground with the greatest ease, and two acres can be plowed by one man in a single day.

A few words in relation to beets. The growth of sugar beets here is simply enormous. The soil seems peculiarly adapted to their cultivation, and hundreds of acres could be profitably grown if some far-seeing and enterprising capitalist would but invest a few spare thousands of dollars in the erection of a beet sugar mill. Here we have all the essential elements of success. Soil and climate are favorable; there would be an abundance of supply, and a home market ready to absorb all that could be produced. What seems to have been a failure at Chatworth, Illinois, in Longmont would be a magnificent success!

At the Denver Fair turnips were on exhibition, and curiosity impelled us to measure the largest; it was *forty-two* inches in circumference. Cabbages weighing fifty pounds were too common for especial mention; and we could easily credit the story of the prudent house-keeper, who sent her child to market for the smallest head he could find, and he came home bending under the weight of a fourteen-pounder, having searched vainly for one of less weight.

That grapes will thrive, we had evidence—some choice Isabellas were on exhibition—and that small fruits will flourish, is beyond a doubt. We have seen with our own eyes an acre of Wilson strawberries yielding eighteen hundred quarts of the largest and finest quality of fruit. The time will come, and that in the not far-distant future, when vast establishments for canning fruit will be scattered over the Territory; and the berries of Colorado will be the delight of the epicure and the never-failing resource of the careful housewife, whose “sweetmeat” days will be among the events of the past.

Of stock raising, we have but space to touch briefly. The vast ranges are too well known. This and the neighboring terri-



tories of Wyoming, Montana and Utah must, for generations to come, supply and control the beef, mutton, wool, hide, cheese, butter and horse markets of the United States, and simply because they can produce these articles cheaper and better than any other portion of our country. The percentage of loss is less than wintering in the States on corn and hay, and here we feed nothing, herding stock on the dry gama or bunch grass of the plains; the air is so fine that these grasses cure on the ground, losing none of their nourishment, and the climate is so mild and genial—a very Italian climate—that stock can range and feed all winter, and keep in excellent condition. Alexander Majors, of Nebraska City, late of the freighting firm of Majors, Russell & Waddell, giving his experience, sums up the whole matter as follows: “I say, without hesitation, all the country west of the Missouri river is one vast pasture, affording unequalled summer and winter pasturage, where sheep, horses and cattle can be raised with only the cost of herding.”

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PUBLIC LIBRARY.

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Longmont proudly boasts of a well assorted and first-class library. Under the munificence of the Colony's Benefactress, Mrs. E. Thompson, of New York, a truly first-class library building 26x50 feet has been erected, a bell hung in the tower, and an organ placed in the Lyceum room, and the library hall filled with books. For this truly noble and praiseworthy deed the colonists extend to Mrs. Thompson their sincere thanks, and assure her that she will ever be held in grateful remembrance.

To Mr. C. N. Pratt, our agent at Chicago, thanks are due for the organ and bell.

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EXTRACTS FROM THE ADDRESS OF GOVERNOR MCCOOK, BEFORE THE  
COLORADO AGRICULTURAL SOCIETY.

LADIES AND GENTLEMEN: This annual exhibition of our society probably possesses more of interest to the public at large, and to the people of the Territory, than any previous one. It is, for us, a *trial event*; for we have challenged the attention of the whole world to our mineral resources and productive capacity; as I looked around me to-day, I was convinced that we had thor:



oughly vindicated the claims of Colorado to being richer in present wealth and future promise than any or all of the Territories of the Union.

About the best definition of the word agriculture I have ever seen, is that agriculture is the mother of provisions, and was first discovered by Cain, and has since been discovered to be a very hard way to make an honest living—that is the old-fashioned definition. The science, however, as exemplified in this Territory, is not so difficult, for we improve on the original plan of Providence by providing our own rain in the shape of irrigation.

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To those who dislike this method of cultivating the soil, I would say that as the area of cultivated and irrigated land increases, and a greater surface is exposed to evaporation, rains invariably become more frequent and more abundant; in other words, as the amount of irrigation increases, the necessity for it apparently decreases; and the experience of the people of those localities in the western country, where irrigation has been most extensively practised, has been that it relieves them from the extensive failure of crops through drouth, and, if properly conducted, the yield is from twenty-five to fifty per cent. greater than that secured by ordinary cultivation in the east, even in the most fruitful seasons, and under the most favorable circumstances.

The physical difficulties we have to overcome are not so great as a past generation overcame when they hewed down the forests of Ohio and Indiana, and ate their daily rations of calomel and quinine amid the swamps of the Wabash and in the valley of the Miami. Thirty years ago the prairies of Illinois and Iowa were regarded as more unpromising and unproductive than these great plains which surround us. Ten years ago the rich valleys of the Platte, now yellow with golden harvests, were considered part of the "Great American Desert:" and even yet the geographies sent out here to teach the youth of Colorado the greatness of this expansive country, have not been corrected; and within the area marked, "American Desert", I have seen produced the best cereals of the world; and the country marked "Great Buffalo Range" is now supplying Chicago and St. Louis, not with buffalo beef, but with fat Colorado steers.

I think this country, though as well adapted to agriculture as any other of the Territories or States, is *par excellence* the pastoral country of North America; and our Texas neighbors are showing their faith in this fact by driving large numbers of their stock into the Territory. The grasses here have been found richer and more succulent than grasses further south, furnishing even in winter better and more nutritious grazing than the coarser grasses of that region. I am told that cattle brought here from Texas increase twenty per cent in size and weight during a single year; and in a country where the natural increase in sheep is nearly a hundred, and of cattle from sixty to eighty per cent.; where there is abundant pasturage for thousands of herds, there can be scarcely a limit to the amount produced. Now that the railroads have come, we will be able to supply the markets of Chicago and St. Louis with beef as good in quality and cheaper in price than that raised in the valley of the Mississippi.

The most conclusive evidence I can present that this territory is beginning to be recognized as the best stock-growing country of the West, is the fact that nearly \$120,000 have been here invested in herds, during the past spring and summer, and this principally by men who have heretofore been engaged in stock-growing further east, and have now come here for the purpose of making Colorado their permanent home. Instead of being sequestered and isolated as heretofore, we will now be right on all the thoroughfares between the east and west. This is the centre of the continent, and our geographical position, as well as our physical resources, must force us into wealth and importance. I heard a distinguished national public man say that the majority of the territories were an incubus on the government; and that, with their Indian wars, isolated position, unpromising future, and expensive organizations, the nation would be better off without a majority of them, but Colorado had a geographical position and pastoral wealth which would always make her an *unfortunate necessity to a United American Republic*.

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To-day the heart of every Coloradan must be filled with pride at beholding this grand exhibition of riches and plenty, these indisputable evidences of substantial progress in a land out of which

so many wise men of the East have said, in years gone by, "that no good things could come." Could these "doubting Thomases" be with us to-day, to feast their eyes on these samples of our marvelous resources, would they not believe that they have seen the most sublime illustration of human faith, human courage and human industry this country has shown? If they *did* fail to see all this, not even the Lord of Hosts could help their unbelief.

You have looked not only to the physical and pecuniary advancement of the territory, but, with prescient wisdom, you have made provision for the cultivation of the human faculties by organizing a sound system of public education. If you ask me what this has to do with agriculture and industry, I will tell you. It induces the immigration of a class of people who, *more than all others*, help to give wealth and stability to the country, because they are working for the future as well as for the present; for their children as well as for themselves; men who recognize the benign influences flowing from the encouragement and development of a perfect system of moral and intellectual as well as physical training. They believe as I do, in attractive homes and pleasant firesides; and with them, and the splendid physical vigor of our people, I look for Colorado to furnish in the next generation, a race of men and women that will be the physical and intellectual superiors of any on the continent, and make this *state* foremost in the ranks of our nation's march to imperial greatness. It has always been a pet theory of mine that this great western country will in time give birth to the controlling political and physical elements of the United States; and just here I would counsel you not to exhaust all your resources of time and capital in raising good fat cattle, plump grain, luscious fruits and nutritious vegetables. You must raise good men and lovely women as well. I am sorry there is not a separate department here for the exhibition of *babies*. I believe in vigorous babies and *plenty* of them, particularly in a new country like this; and I believe also in educating the little fellows after they come—for without education they are mere animals; and a country with an ignorant population, no matter how great its resources, must degenerate and become politically and socially debauched and demoralized, an element of material weakness to the nation instead of material strength.

Civilization has come to us kindly, and will make this one of the most favored spots in all this favored land. We have everything here to invite men who wish to make their homes in this new west, to come and make their homes with us; climate, soil and mines, all contribute to make this country attractive. We have the climate of Italy, and soil rich as the Delta of the Nile; and our glorious mountains ribbed with gold and silver, and the most beautiful in the world, carry, as the Arab proverb says of Lebanon, winter on their heads, spring upon their shoulders, and harvests in their bosom, while summer sleeps at their feet.

God has given us a land of promise, of many resources and great beauty! All we have to do to assure a future worthy of the gifts Providence has so bountifully bestowed upon our territory, will be to remember that the prosperity of every people is always proportionate to the number of hands and minds usefully employed.

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#### SMALL FARMS.

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Many writing from the States about Colorado, think the conditions regarding land are the same as in Kansas and Nebraska, hence 160 acres is the smallest amount they would be willing to take. The truth is, only a small part of Colorado can be cultivated since irrigation is a necessity, and if each man is to have a large farm, only a few can be accommodated; besides, in a large colony, the farms must be small, or isolation will be inevitable, and the colony will break down by the vast extent of ground it attempts to cover. Further than this, the yield is so large from an acre, as to make it impossible for a man to cultivate and to take care of the products of many acres. All through Colorado, more land is under ditches than can be cultivated. Everywhere, the world over, land sells highest where the holdings are small and population dense. Where farms are large, schools are poor, productions are limited to such articles as can be raised by cheap and unskilled labor, and society is scarcely worthy of the name. It is probable that 40 acres of land in Colorado, with water, will make as large a farm as can be profitably tilled, and when to this is added the vast outside stock range, one need not be troubled about land.



GRAZING IN COLORADO.

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In the whole of America, North or South, there is not a more beautiful, a more fertile, a better watered, nor a finer and healthier climate, nor better and more reliable grazing, both summer and winter, than is in the upper valleys of these two Plattes. The whole region, from the head of the Cache la Poudre south to Denver, is perhaps the best watered and the most desirable locality for all purposes—fruit, farming or stock-raising in America. It would take a book to particularize all of these clear, swift mountain streams. It will be sufficient to say that the region drained by the streams mentioned, beginning with Lodge Pole creek on the north, and ending on the south with Clear and Bear creeks, contains 12,000,000 acres of unequaled pasture lands.

Thousands of stock men can find the best of locations by living streams, with bottom lands for small grain and vegetables, and corn, if any man in the midst of an unbounded country of grazing, where sheep and cattle need no hay nor shelter, will still adhere to such a slavish life as corn raising. There is plenty of timber in the mountains and foot hills, and coal, iron, limestone and clay. There are fine settlements in the most of this region, and still room for untold numbers more of people who could settle within reach of railroads, mails, schools and churches.

The mean temperature of this region for spring is 42° to 45°; for summer, 75°; autumn, 50° to 55°; for winter, 30° to 32°; for the year, it is 50° to 55°; In the spring eight inches of water falls; in the summer six inches; autumn, four inches. In the winter eighteen inches of snow fall; equal to 1½ inches of water. The mean temperatures and average snow and rain falls are only the generalities of climate. I will only say that the winds are mostly from the west, and temper our climate, coming as they do from the great stream of the Pacific waters that washes the western coast. The rain fall of the spring, is from gentle continuous rains; that of summer is from showers. The snow falls in small quantities and soon disappears; the quantity being too small, and lasting too short a time to make sleighing. In stating the number of clear and cloudy days, the chief beauty of our climate will appear.

I have taken meteorological observations for nearly six sum-



mers, with great care, and have fully studied the results, and I think that out of 365 days in the year, more than 300 are clear.

Dr. H. Latham.

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A PERFECT DAY.

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Thanksgiving Day, the 24th of November, 1870, was one of Colorado's perfect days—not to be beaten anywhere else on this globe. You may bestow all your best epithets upon it, and then you will feel that you have not half expressed its beauty and glory. From the moment the sun rose upon the distant snowy peaks, till its last rays covered them with a veil of violet and purple, it was a warm and delightful day and even far into the night it was as balmy as an evening in summer. The thermometer stood near 70° for a large part of the day. And yet, it was not a remarkable day for this latitude,—the whole of November has been a month of sunshine, though all the glories of the month seem to have culminated on Thursday, as if to do honor to the day.

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WHAT COLORADO OFFERS.

Standing alongside of the Rocky Mountains, how the mind runs back to our youthful, vague and mythical knowledge of their grandeur and sublimity! How difficult to realize that, whereas, twenty years ago their location and character, and the fertile fields at their base, were simply known to, and the wild home of the, "red man," now cities of thousands of inhabitants spring up in a breath, with society as various and as cultured and as organized as in New England.

All this seems dream-like; yet wonderful and rapid has been the growth of Colorado; and more wonderful the birth and first growth of Longmont, the centre of attraction to our colony.

Longmont enjoys a fine climate the year through, is favorably located for trade, and is endowed with a scene of mountain panoramic beauty one hundred miles long, now touched with clouds, now radiant with sunshine, then dark with rocks and trees, again white with snow, now cold, now warm, but always inspiring in grandeur, and ever unequaled by the possession of any other town in America.

Yet, still as the father of it all, Long's Peak lifts its hoary

head high above its surroundings, and holds in its lap no less than thirty-nine lakes, alive with trout and rich in commanding beauty. Reader, would you view Long's Peak or the grand snowy mountains in all their diversified forms—would you see their sublimity and greatness—would you have the very soul lifted on high? Then stand in Longmont at the close of day, and, in wonder and awe, behold the sun as he sinks in the West.

The geographical prominence and parentage of Long's Peak are but type and promise of Colorado's future relations to the developed and developing life of the nation. Stretching two hundred and sixty miles north and south, and four hundred miles east and west, her territory has two divisions. The mountains on the west—east of which are the Plains—a high rolling plateau from four to five thousand feet above the sea level, richly watered by streams from the mountains; the strips along the rivers ripe for abundant harvests of grains and fruits and vegetables, the whole already the finest pasture land of the continent, and with irrigation, for which the streams afford ready facility, capable of most successful cultivation; beautiful in its wide, treeless sea of green and gray, with waves of land to break the monotony and lift the eye to the mountains with towering tops of rock and snow.

As to the possessions of our colony, Prof. F. V. Hayden, in the report of the United States Geological Survey, thus speaks:

"The valley of St. Vrain is one of these valleys of erosion, with broad table land or terraces on each side, leaving the divide in the form of a continuous bench, extending far down into the prairies, giving to the surface of the country a beautiful and most artificial appearance. Between St. Vrain and Left Hand creeks there is a broad plateau, about ten miles wide, which is as level to the eye as a table top. As we come from the north to the south side of the plateau, we can look across the valley at least ten miles, dotted over with farm houses, fenced fields and irrigating ditches, upon one of the most pleasant views in the agricultural districts of Colorado."

For health, Colorado has no equal. We insert the following:

"Ten years since, while completing my professional education in Philadelphia, I was suddenly attacked with hemorrhage of the lungs. Having cause to fear hereditary predisposition, I was thought to be a victim of the fell disease, consumption. I concluded to try a change of climate. I came as far west as the Missouri, but without relief. I then came to the base of the Rocky Mountains, in Colorado. On arriving here, my symptoms were quickly

improved, and although it required two years for my lungs to become sound, I now have had eight years of good health, and a prospect of longevity. I can also certify that my case is a *fac simile* of very many others, whom I have professionally treated; and who, in leaving the humid atmosphere of the eastern and middle States, left the cause of their disease.

Your most obedient,

'J. N. Jones, M. D.' "

Hundreds of such testimonials could be cited, but space will not allow. Hence, in candor, we conclude that Colorado offers homes to the homeless, health to the diseased, and an abundant remuneration for industry, enterprise and for wealth.

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*For information respecting transportation, reduced rates of freight, etc., apply to C. N. Pratt, Agent, Chicago, Ill.; and for matters concerning the colony, apply to either Mr. Pratt, of Chicago, or to F. C. Garbutt, Secretary of Longmont Colony.*

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#### IMPROVEMENTS REQUIRED.

In answer to those enquiring the nature and extent of the improvements required to gain complete title of their land, we would say that cases and circumstances will materially vary. Many will be able to erect commodious farm houses, and place their land all in working order the first year, while the poor man, though industrious, will not be able to accomplish so much. Industry, attention to one's own business, and go-ahead, are the real requirements. Those qualifications would insure success in any undertaking. Reserving the right in all cases to give weight to the above, the Executive Council have determined that the requirements will be, as follows: On outstanding selections, improvements to be valued at two hundred dollars, though, if one builds in town, only one hundred dollars will be required on the farm lands.

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#### TRANSFERS OF MEMBERSHIPS.

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No transfer of a membership will be recognized unless placed upon the back of the membership and entered upon the colony books.

# COLONY RECORDS

## LIST OF MEMBERS

1870 Nov.	Name <sup>1</sup>	Town	Address		State	Amt.	Initiatory Payment. Date 1870
			County	with			
	Jacob Welch	Greeley			Col.	\$5-	Nov. 22
	W. Holly	Chicago	(W. A. Butters & Co.)			5-	" 22
	Roger Hayne	do	15 Randolph St.			5-	" "
	Wm. Smith	do	640 Butterfield St.			5-	" "
	E. Jennings	do	420 W. Randolph St.			5-	" "
	Geo. W. Jennings	do	do			5-	" "
	E. Stowry	do	do			5-	" "
	T. W. Hamill	do	U. S. Depository			5-	" "
	H. D. Emery	do	"Prairie Farmer"			5-	" "
	C. N. Pratt	do	111 Dearborn St.			5-	" "
	H. Goodridge	do	51 Green St.			5-	" "
	S. Chas. Knights	Greeley			Col.	5-	" "
	Chas. T. Comings	Chicago	133 E. Lake St.			5-	" "
	Clarence L. Chaffee	do	483 W. Madison St.			5-	" "
	Wm. A. Butters	do	11 Randolph St.			5-	" "

<sup>1</sup>From a Colony Record Book, without title, in City Hall, Longmont.

1870	Name	Town	Address County	State	Amt.	Initiatory Payment Date 1870
	22 J. P. Reynolds	do			5-	Nov. 22
	22 S. H. Gay	do	"Tribune"		5-	" 28
	22 Geo. S. Bowen	do			5-	" 23
	23 Stanley G. Fowler	do			5-	" "
	23 W. H. Flangan	do	690 W. Lake St.		5	
	23 J. E. Ambrose	Lombard		Ills.		
	25 R. Hanson	Chicago	117 S. Leavitt St.		5-	" 25
	25 Geo. N. Dutcher	do	72 W. Lake St.		5-	" "
	25 J. H. Graves	do	326 W. Lake St.		5-	" "
	25 Robert Collyer	do	Unity Chh.		5-	" "
	25 W. W. Corbett	do	112 Monroe St.		5-	" "
	25 H. T. Thomas	do	do		5-	" "
	25 Jesse B. Thomas	do	do		5-	" "
	25 Albert Kidder	Chicago			5-	Nov. 25
Nov.	" William Bross	do	"Tribune"		5-	" "
	26 Geo. W. Williams	Highland Park		Ill.	5-	" 28
28	Fred. L. Fake	Chicago				
"	A. Barnett	do	215 Hoyne St.		5-	Dec. 5
"	{ H. T. Butler	do	72 W. Lake St.	} jointly		
"	{ J. C. Acker	do	do		5-	Nov. 28
"	{ S. R. Lyon	do	do			



	Name	Town	Address		State	Amt.	Initiatory Payment. Date 1870
1870	" J. M. Vernon	do	U S Depository			5-	Nov. 30
"	Wm. B. Thompson	do	47 & 49 Dearborn St.			5-	" "
"	Jno. Crawford	do	10 W. Chicago Av.				
"	J. V. Gish	do	U. S. Depository				
"	W. L. Stafford	do	Custom House				
"	Gus. O. Borden	do	do				
Nov.	Dr. Geo. H. Stone	Chicago	Custom House				
"	E. A. Douns	do	apply U S Depository				
"	T. R. Stearns	do	do				
"	W. H. Walker	Brattleboro			Vt.	5-	" 28
"	Jonathan Periam	Chatsworth			Ills.	5-	" "
30	Thomas Healy	Chicago	160 Throop St.			5-	" 30
Dec.	Wm. L. Rogers	Lombard			Ills.		
"	(Goodridge, Trustee)						
"	Carrie Goodridge (Henry)	Chicago	51 S. Green St.		Mo.	5-	Dec. 1
6	James Charlton	St. Louis					
"	A. Allee	"			do		
8	S. E. Pinta	Chicago	160 So. Clark St.				
"	A. H. Ashley	"	296 Wabash Av.				
"	W. D. Crothers	Valparaiso			Ind.	5	Dec. 8

	Name	Town	Address		Amt.	Initiatory Payment. Date 1870
1870	"	B. M. Thomas	do		5	" 8
Dec.	10	M. Kavanagh	Chicago	198 E. Jackson St.	5-	Dec 14
	14	Thos. H. Trine	do	136 State St.	5-	" "
	"	John M. Moore	Decatur	Van Buren Mich.	5-	" "
	"	Rich. Williams	Chicago	240½ Cottage Grove Av.	5-	" 16
	16	Leigh M. Blanton	Philadelphia, Pa.	3203 [?]	5-	" 17
	17	Nathl. Horton			5-	" 19
	19	Mrs. E. Thompson	New York	46 East 10th St.	5-	" "
	"	Mrs. Mary A. Moore	"		5-	" "
	"	Miss Persis A. Rowell	"		5-	" "
	"	Charles E. Rowell	"		5-	" "
	"	George Dickey	"		5-	" "
	"	Peter J. Kelley	"		5-	" "
	"	Edw. E. Rowell	Chicago	666 Greenwich St.	5-	" "
	"	Mrs. Mary E. Sowards	Columbus		5-	" "
	"	Mrs. Celia Eastman	Lancaster	Wis.	5-	" "
Dec.	"	James C. Rowell	Littleton	N. H.	5	Dec. "
	"	Mrs. Elizabeth Morrison	New York	"	5	" "
	"	Miss Emily Rowell	Lancaster	46 East 10th St.	5	" "
	"	Wm. C. Traphagen	New York	Coos N. H.	5	" "
				7 Warren St.	5	" "

	Name	Town	County	State	Amt.	Initiatory Payment. Date 1870
1870	" Frederick Rowell	Lower Waterford		Vt.	5	" "
	" Mrs. Clara Eastman	" "		"	5	" "
	" Mrs. C. Amelia Lowerre	New York.	46 East 10th St		5	" "
	" Frank Moulton	Littleton		N. H.	5	" "
	" Albert D. Bingham	Vergennes		Vt.	5	" "
	" William Banfill	Nashua		N. H.	5	" "
	" Mrs. Veronia Hariman	Manchester		"	5	" "
	24 Seth Terry	Rockford		Ill	5	" 20
	" W. Herbert Terry	"		"	5	" "
	(Seth Terry, Trustee)					
Dec	20 S. Irving Terry,	Rockford		Ill	5	Dec. 20
	Seth Terry, Trustee					
	" W. Fisk Terry, Seth	"		"	5	" "
	Terry, Trustee.					
	27 Charles Eastman	Lower Waterford		Vermont	5	" 27
	Kelley Trustee					
	" William D. Kelley	N. Y.			5	" "
	Kelley Trustee					
	" Elizabeth D Kelley	"			5	" "
	" George Esterly	Whitewater		Wis.	5	" "

	Name	Town	County	State	Amt.	Initiatory Payment. Date
1870	" James Watson	Thompsonville		Con	5	" "
"	" Christopher Wiseman	"		"	5	" "
28	John E Lovejoy	Monticello	Jones	Iowa	5	" 28
29	C W Sanborn	Greeley		Col	5	" 29
Jan	3 Miss Ada G Terry	Rockford		Ills	5	Jan 3[1871]
"	" Issie J. Terry	"		"	5	" "
"	" R. S True	Aurora		"	5	" "
"	" Wm A Levanway	Dixon		"	5	" "
Jan	3 Wm H Rice M D.	Dixon	Lee	Ills	5	Jan 3
4	Peter Baab	Chicago	Cook	"	5	" 4
5	C E. Manderville	"	"	"	5	" 5
6	C Bardill	Narborne	Carroll	Mo	5	" 6
7	W. P Woodson	Evanston	Cook	Ills	5	" 7
"	" Chauncey Stokes	"	"	"	5	" "
9	Herbert Pardy	Chicago	889 Fulton st	"	5	" 9
10	Henry J Croome	Jackson		Mich	5	" 10
"	" Thomas Young	"		"	5	" "
"	" Sullivan Morse	Golden City		Colorado Terr	5	" "
"	" Elijah Gay	Lee Center		Ills	5	" "
12	A F Bixby	Decatur		"	5	" 12

	Name	Town	Address County	State	Amt.	Initiatory Payment Date
1870	13 J. C. Fryer	New York City			5	1870
	" William P. Harding	Chicago	143 Clark st		5	" 13
Jan.	14 C O Lake	St Augustine		Florida	5	" "
"	" W. C. Richards	Monence		Ills	5	Jan 14
"	" John A Buckley	Fall River		Mass	5	" "
"	" Thomas Howard	" "		"	5	" "
"	" John Townley	" "		"	5	" "
"	" Dick Ranson	Chicago		Ills	5	" "
"	16 Henry Brown	Sidney		Iowa	5	" 16
"	" Erastus J Brown	"		"	5	" "
"	" William Wright	Chicago		Ills	5	" "
"	17 Augustus C Huff	Aurora		"	5	" 17
"	" Charles Foster	Buda		"	5	" "
"	18 N R Cutler	Princeville		"	5	" 18
	Milton Cutler Trustee					
"	" John Wheeler	"		"	5	" "
"	19 T. H. Abbott	Plainfield		"	5	" "
Jan	18 James F Danter	Godrich		Canada	5	Jan 19
"	" Alice Danter	"		"	5	" "
	Danter Trustee					



	Name	Town	Address County	State	Amt.	Initiatory Payment. Date 1870
1870	"	Annie Bella Danter	"	"	5	"
"	"	Danter Trustee	"	"	"	"
"	20	W. Moffett, Robert	Greeley	Col	5	" 20
"	"	Frank P Davis	Vermontville	Mich	5	"
"	"	W. W. Secombe	New York,		5	"
"	"	Charles Church	" "		5	" 2
"	"	Thomas Hartely	New Haven	Conn	5	"
"	"	W. W. Secombe	" York		5	"
"	23	W. J. Atwood	Akron	Ohio	5	" 23
"	"	Harriett W. Atwood	"	"	5	"
"	"	T. C. Garbutt	Mason City	Ills	5	"
"	"	Elizabeth Whitworth	Thompsonville	Conn	5	"
"	"	Margaret Watson	"		5	"
24	J. H. Moffitt	Golden City		Col	5	Jan 24
"	Thos B Bishop	Greeley		"	5	"
"	James Kibler	Edinburg		Va	5	"
"	Edwin Kerns	Greeley		Col	5	"
"	Geo T. Dell	Battle Creek		Mich	5	"
"	Lucius E Moore	Fairport		N. Y.	5	"
25	A. A. Spencer	Berlin		Wis	5	" 25

	Name	Town	Address County	State	Amt.	Initiatory Payment.	
						Date	
1870	"	Augustus Magrath	Solomon City	Kans	5	1870	"
	26	Louis Dupins	Greeley	Col	5	"	"
	"	Henry T. Porter	Tidionte	Pa	5	"	26
	"	Sloan McKinstry	Nelson	Ills	5	"	"
	27	C C. Calkin	Jefferson	"	5	"	"
	Feb	1 J. H. Pond	Newton L I	N. Y.	5	Feb	1
	"	" Henry L Steckel	Sedalia	Mo	5	"	1
	Feb	" Isaac L Bond	Huntington	Mass	5	Feb	1
	"	2 G. H. Rugg	Ottawa	Ills	5	"	2
	"	4 W. R. Scott	Times Office	"	5	"	4
	"	" E. F. Turner	Ottawa	"	5	"	"
	"	" O. A. Turner	"	"	5	"	"
	"	" Adam Deem	"	"	5	"	"
	"	" Thomas Dunning	"	"	5	"	"
	"	" Geo W. Aula	"	"	5	"	"
	"	" Paul Bernt	"	"	5	"	"
	"	" C. A. Pound	Tipton	Iowa	5	"	"
	"	" A. Longstreet	Chicago	Ills	5	"	"
	"	" M. G. Gillette	"	"	5	"	"
	"	" I. S. Gillman	"	"	5	"	"
			607 W. Mad				
			70 Randolph				

	Name	Town	Address	State	Amt.	Initiatory Payment. Date
			County			1870
1870	Geo S. Miller	Thompsonville		Conn	5	" 6
"	Geo C. Mayer	Buffalo		N. Y.	5	Feb 6
Feb	Jas Sikes	Tolono		Ills	5	" "
"	F G. Gilman	414 Olive st	St Louis		5	" 9
"	John F Gooding	Green Bay		Wis	5	" "
"	P. B Clark	Inland		Iowa	5	" 10
"	Newton J. Atwood	Akron	Cedar co	Ohio	5	" 15
"	Sinclair	Dixon		Ills	5	" "
"	E. S. Nettleton	Pleasantville		Pa	5	" "
"	F. H. Bishop	Burlington		Col	5	" "
"	S. D Kimbark	Chicago		Ills	5	" "
"	Levi Hanna	Greeley		Col	5	18
"	Samuel Sumner	Fall River		Mass	5	" "
"	John Spencer	" "		"	5	" "
"	Ann Spencer	" "		"	5	" "
Feb	Robert Lewis	Fall River		Mass	5	Feb 18
"	James Entwistle	" "		"	5	" "
"	Henry Aspin	" "		"	5	" "
"	Henry Clark	" "		"	5	" "
"	Luke Driver	" "		"	5	" "

	Name	Town	Address County	State	Amt.	Initiatory Payment. Date 1870
1870	"	William Wadsworth	"	"	5	"
"	"	William Leach	"	"	5	"
"	"	Robert Fielden	"	"	5	"
"	20	Mrs. Mary A Carson	Cleveland	Ohio	5	"
"	"	F. W. DeBerard	747 W. Mad	"	5	"
"	"	Elisha S. Brown	Rockford	Ills	5	"
"	21	W. S. Newton	881 State st	"	5	21
"	24	N. P. Williams	44 N. Carpenter	Chicago	5	24
"	"	James Ackerman	Beaver Dam	Wis	5	"
Feb	24	Richd Ackerman	Beaver Dam	Wis	5	Feb 24
"	25	Geo M Huntoon	Evanston	Ills	5	25
"	"	Ruben F Huntoon	"	"	5	"
"	"	G. F Huntoon Trustee	"	"	5	"
"	"	James Smith	Chicago	"	5	"
"	"	M W. Barb	Prescott	Wis	5	"
"	27	Samuel Cross	559. Division st	"	5	27
"	"	Joseph Fletcher	Denver	Col	5	"
"	"	Edwin Townley	Fall River	"	5	"
"	28	John Trustee	"	"	"	"
"	"	H. C. Childs	Chicago	"	5	28

	Name	Town	Address County	State	Amt.	Initiatory Payment Date 1870
1870	"	I. N. Brown	Shamburg	Pa	5	" "
Mch	2	B. S. Barnes	Battle Creek	Mich	5	Mch 2
"	"	Harry T Lewis	Ottawa	Ills	5	" "
"	"	Joseph Badenock	Cor 30th st & Shutliff	City	5	" "
Mch	3	E R. Wadsworth	Chicago	Ills	5	Mch 3
"	"	W. G. Hubbard	Elgin	Ills	5	" "
"	"	J. F Randolph	Aurora	"	5	" "
"	"	William Butler	Denver	Col	5	" "
"	4	J. W. Bacon	Vernon	Ohio	5	" 4
"	"	Mrs Eh & John Mason	Exeter	N. H.	5	" "
"	"	Jabez Bury	Fall River	Mass	5	" "
"	"	John Melvin	"	"	5	" "
"	"	John Horsman	"	"	5	" "
"	"	Francis Horsman	"	"	5	" "
"	"	Thomas Lucas	"	"	5	" "
"	"	James Johnson	"	"	5	" "
"	"	John Dawson	"	"	5	" "
"	6	T. Dinsmore	Denver	"	5	" 6
Mch	6	J. W. Gainer	Golden City	Col	5	Mch 6
"	"	William Lee	Fall River	Mass	5	" "
			Bristol			



	Name	Town	Address County	State	Amt.	Initiatory Payment. Date
1870	Warren Blinn	Battle Creek		Mich	5	1870
"	S. W. Smith	Denver		Col.	5	" 7
"	Hezikiah Brown	Disco		Mich	5	" "
"	S. A. Shaw	Burlington		Col	5	" "
"	Edwd F Mansfield	New York		"	5	" "
"	B. F Mansfield	New Haven		Conn	5	" "
"	D. Hetzel	Bunker Hill		Ills	5	" "
"	Trustee for Child	"		"	5	" "
"	Henry Libbold	Burlington		Col	5	" 8
"	L W W. Story	Burlington		"	5	" 9
"	Conrad Wm Knoth	"		"	5	" "
"	Hosia Crippen	Aurora		Ills	5	" 10
Mch	James Wharburton	Fall River		Mass	5	Mch 10
"	Freeman Murry	Paw Paw		Mich	5	" 11
"	J. Lincoln Jr	W. Dedham		Mass	5	" "
"	W. H Redfield	Belvidere		Ills	5	" 13
"	Matterson Cook	"		"	5	" "
"	Thomas C. Foster	Adrian		Mich	5	" "
"	Geo W. Liber	"		"	5	" "
"	John Bellman	"		"	5	" "

	Name	Town	Address County	State	Amt.	Initiatory Payment. Date 1870
1870	14 Douglass Ely	Denver		Col	5	" 14
"	" Murdock Howell	"		"	5	" "
"	15 C. Billigen	Paxton		Ills	5	" 15
"	" Wm. D. Cornwell	Belvidere		"	5	" "
"	" Geo Gilkinson	"		"	5	" "
"	18 F. H Rice	Longmont		Col	5	" 18
Mch	18 Wm Bramwood	Fall River		Mass	5	Mch 18
"	" Mark Pilkington	" "		"	5	" "
"	" Robt Bradley	Chicago		Ills	5	" "
"	" Frank D. Chapin	Longmont		Col	5	" "
"	20 Robt Coates	Chicago		Ill	5	" 20
"	" Ed E. Bassell	"		"	"	" "
"	21 John Ward	Ft Atkinson	Jefferson co	Wis	5	" 21
"	22 Johnathan Perkins	Chicago		Ills	5	" 22
"	" Will F Robinson	Burlington		Col	5	" "
"	" T. S. Chittenden	Kalamazoo		Mich	5	" "
"	" John Hall	Fall River		Mass	5	" "
"	23 C. S. Lake	W. Dedham		"	5	" 23
"	" Edwin C. Bates	Thompsonville		Con	5	" "

	Name	Town	Address County	State	Amt.	Initiatory Payment. Date 1870
1870	25 C. Wharburton	Fall River		"	5	" 25
	J. W. Trustee					
Mch	27 Henry Nairu [?]	Longmont	Boulder	Col	5	Mch 28 27
"	" E. K. Smith	"	"	"	5	" " "
"	" H K. Strafford	180 So Clark st			5	" " "
"	" T. W. Whitney	Waterford	Erie	Pa	5	" " 28
"	" L. Allen	Aurora		Ills	5	" " 29
"	" A. L. Blanchard	Farmington		Mich	5	" " 30
"	" N. T. Bradner	Redford		"	5	" " "
"	" J. S. Drew	Minnesota City		Minn	5	" " "
"	" J. E. Benson	Akron		Ohio	5	" " 31
"	" Wm. Ellison	Fall River		Mass	5	" " "
"	" E. H Blossom	Longmont		Col	5	" " "
Apl	1 Edward Reilly	Lancaster		Penn	5	Apl 1
"	" Geo P. Sanford	Baraboo		Wis	5	" " "
"	" Jas Redfern	Fall River		Mass	5	" " 4
April	4 Jas Blomeley	Fall River		Mass	5	Apl 4
"	" F. L. Higher	Beaver Dam		Wis	5	" " "
"	" Miss H. Currier	Chicago		Ills	5	" " "
	A. B. C. Trustee					

	Name	Town	Address County	State	Amt.	Initiatory Payment. Date 1870
1870	"	Jno Q. Sawyer	Great Falls	N. H.	5	"
"	5	Henry J. Morgan	Chicago	Ills	5	" 5
"	"	James T Bamford	"	"	5	"
"	"	Olvin Hulbert	"	"	5	"
"	"	John Pearson	"	"	5	"
"	"	Jno E. Pearson	"	"	5	"
"	"	Mary Gabine Jno Gabin Trustee	"	"	5	"
"	7	W. G. Sprague	233 S. Sangamon	"	5	" 7
"	"	J. N. Billings	Belvidere	"	5	" 8
"	8	Giles E. Strong	Aurora	"	5	"
"	10	Nathan Follett	Detroit	Mich	5	" 10
Apl.	10	J. G. McKindley	124 La Salle st	"	5	Apl 10
"	"	Frank G. Hastings	Janesville	Wis	5	"
"	11	Danl. W. Neuhoun [?]	Longmont	"	5	" 11
"	12	J. R. Knight	Kansas City	Mo	5	" 12
"	15	Wm. W. Billings	Windsor	Conn	5	" 15
"	17	William Styles	Belvidere	Ills	5	" 17
"	"	Edwin B. Kellogg	Longmont	Col	5	"
"	"	Geo S. Phillip	"	"	5	"
"	18	Justus C. Rogers	Grand Rapids	Mich	5	" 18

	Name	Town	County	State	Amt.	Initiatory Payment Date 1870
1870	S. H. Reeve	Greeley		Col	5	" "
"	Chas. Price	Adrian		Mich	5	" 19
"	Saml. Williams	W. Dedham		Mass	5	" 20
"	N. T. Kurth	Chicago			5	" 22
"	Wm Wright Sen	-----			5	" 24
Apl.	Thos Walker				5	Apl 24
"	Edwin Wright				5	" "
"	C. F. Hopewell	Flemington		New Jersey	5	" "
"	I. B. Walker	Youngstown		Ohio	5	" 25
"	Henry A Ransom	Longmont			5	" 26
"	L. P. Rugg	Ottawa		Ills	5	" "
"	A. West	Longmont		Col	5	" "
"	A. H. Remmington	Dixon	Lee	Ills	5	" 27
"	Geo W. Shaw	Longmont		Col	5	" "
"	Ira F Hall	"		"	5	" 28
"	H. J. Davys	1261 N. 4th st Phila			5	" 29
"	David H Howes	Chicago			5	" "
"	J. E. Remington	Dixon			5	" 30
May. 1	E. W. Haggerty	Palatine [?]		Ills	5	May 1
May	F. T. Bliss	Chicago		Ills	5	May 1



	Name	Town	Address County	State	Amt.	Initiatory Payment. Date
1870						1870
"	1 Lizzie M. Ulmer	"		"	5	"
"	1 " T Ulmer	"		"	5	"
"	" P. W. Ulmer	"		"	5	"
"	" H. Burnett	Longmont		Col	5	"
"	" W. H. H. Sears	"		"	5	"
"	" C. H. Wheeler	93 Washington st		Chicago	5	"
"	" Kirk Fersin	Longmont		"	5	"
"	" Julia L. Dodge	"		"	5	"
"	2 B. K May	Walnut Bureau		Ills	5	" 2
"	" Joseph Knight	Longmont		"	5	"
"	" M. H. Davis	Decatur		Ills	5	"
"	" Thos Clegg	Greeley		Col	5	"
"	3 J. R. Hunt	Longmont		"	5	" 3
May	3 Daniel Livingston	Longmont	Boulder	Col	5	May 3
"	" Eben White	"	"	"	5	"
"	" David Forsyth	"	"	"	5	"
"	" W. P. Miller	"	"	"	5	"
"	4 M. W. Smith	"	"	"	5	" 4
"	" James Dixon	"	"	"	5	"
"	" H. E. Simmons	"	"	"	5	"

	Name	Town	Address County	State	Amt.	Initiatory Payment. Date 1870
1870	"	Geo G. Grubb	"	"	5	"
"	5	Wm. W. Locke	Mrs A Locke Trustee W. Dedham Mass		5	"
"	"	Wm H. Smith	Denver		5	"
"	6	Wm Baker	Longmont	Col	5	6
"	"	Thos Hewison	"	"	5	"
"	8	G. L. Leavens	"	"	5	8
"	"	A. McLellan	"	"	5	"
May	10	E. B. Brooke [?]	Denver	Col	5	May 10
"	"	Frank Chapin	Longmont	"	5	"
"	"	A. F Kellogg	"	"	5	"
"	"	Josiah Danforth	"	"	5	11
"	"	A. S. Munsell	"	"	5	"
"	"	H. P. Baker	"	"	5	"
"	"	Sylvester Wilson	"	"	5	"
"	"	Jon Purcill	"	"	5	"
"	12	F P. Watkins	"	"	5	12
"	"	C. C Ulmer	"	"	5	"
"	"	Geo T. Ulmer	"	"	5	"
"	"	Laura A Ulmer	"	"	5	"
"	13	Thomas Mooney	"	"	5	"

	Name	Town	County	State	Amt.	Initiatory Payment. Date 1870
1870	"	"	"	"	5	"
May	Miss M L. Henny	Webster City	"	Iowa	5	May 15
"	B. F Raynd	Chicago	Cook	Ills	5	" 15
"	E H. Gould	"	"	"	5	"
"	E. C. Bowen	Denver	"	Col	5	17
"	Wm M Williams	Longmont	"	"	5	"
"	Frank Cass	"	"	"	5	"
"	Horaeic Hawes	"	"	"	5	"
"	Daniel Woodend	"	"	"	5	"
"	Thomas Sykes	"	"	"	5	"
"	Geo T Vose	"	"	"	5	18
"	Wm Clark	Thompsonville	"	Con	5	19
"	Jno O Day Jr	Longmont	"	Col	5	20
"	Geo P. Taylor	Evans	"	"	5	23
"	W. E. Swift	"	"	"	5	"
"	J Woodworth	Marengo	"	Ills	5	"
May	Richd Dell	Longmont	"	Col	5	May 24
"	J. N. Cram	"	"	"	5	"
"	C. E. Blossom	"	"	"	5	" 25
"	E. Herrick	"	"	"	5	"
"	E J. Blossom	"	"	"	5	26

	Name	Town	Address County	State	Amt.	Initiatory Payment. Date
1870						1870
"	27 G. H. West	"		"	5	27
"	29 J. B. Stunsell [?]	"		"	5	29
"	" W. N. Hoops	Chicago		Ill	5	"
"	30 Jno W. Baker	Longmont		Col	5	30
"	" E. R. Crandall	"		"	5	"
"	" H. M. Jennings, E	Jennings trustee		"	5	"
"	" B. W. Swan	Longmont		"	5	"

EXCERPT FROM  
COLONY DAY BOOK, 1871

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1871      DAY BOOK

CHICAGO COLORADO COLONY<sup>1</sup>

June 20	Paid Wm. Holly's bill for	75 00	
	board 6 week's at \$12 50		75 00
" 21	John Parnell on account of R. Lewis & Co	33 96	
	A. Clawson & Co	19 25	53 21
" 22	Paid Vansons meat bill, a/c	54 00	
	R. Lewis & Co.		54 00
" " "	R. Lewis & Co on a/c	100 00	100 00
" " "	John Hentzler on a/c	76 75	
	R. Lewis & Co		76 75
" " "	John Horsman on a/c	30 70	
	R. Lewis & Co		17 60
	A. Clawson & Co		13 10
" " "	Mason Duncan on a/c	6 75	
	Ditch		6 75
" " "	James Entwhistle for board while	1 50	
	working on ditch		1 50
" " "	Thomas Manners on a/c	34 95	
	A. Clawson & Co		34 95
" " "	D. H. Howes for Corn	23 45	
	" " " for freight on bell &c	4 00	27 45
[pg 2]			
" " "	Received of A. D. Holt bal. on Mem.	65 00	
			65 00
" " "	of Henry Krueger on Mem. a/c	50 00	
			50 00
" " "	of John Madling on Mem. a/c	50 00	
			50 00
" " "	Received of Horace Howes on Mem. a/c	150 00	
			150 00

<sup>1</sup>In City Hall at Longmont. The entries in this Day Book begin with June 20, 1871 and end with April 13, 1900. Only the first section of this book has been reprinted here; a Day Book for the first months of the Colony could not be found by the editors.



" " Paid Joseph Blomely on a/c Ditch		15 00	
			15 00
June 24. Rec'd the time of the Engineer corps for week ending June 23			
	R. Fawcett	6 ds \$6 00	36 00)
	J. W. Lincoln	4 <sup>3</sup> / <sub>4</sub>	4 00 19 00)
	H. F. Pardy	6	2 308 13 85)
	A. Millise	6	2 308 13 85)
	W Newton	6	2 308 13 85)
	Wm. Mumford	6	2 308 13 85) 119 63
	Richard J Williams	4 ds	9 23)
" " Paid John Melvin on a/c		1 49	
School			1 49
" " Received of Chas Martin on Res. 330, and			
Bus. 100		430 00	430 00
[pg 3]			
" 26 Paid H. F. Pardey on a/c		12 00	
Engineer			12 00
" " Received of Joseph Blomelley on Business			
Lot a/c 40 00 on Residence Lot a/c \$25		65 00	65 00
" " Paid J. H. Wells order favor B S Barnes		25 00	
			25 00
" 20 Received of W. B. Sigley on Lot a/c.(Res.)		50 00	
			50 00
" " " of Chas. Emerson on Business Lot a/c			
		120 00	120 00
" " " of J. C. Pratt on Business Lot a/c		40 00	
			40 00
" " " of Henry Frank on Membership			
a/c		104 78	104 78
old receipt		25 00	
Mumfords order		79.78	
" " " of Warren Blinn on Business Lot			
a/c		50 00	50 00
" " " of J. C. Pratt on Residence Lot a/c		40 00	40 00
" " " of Wm. Boot on Business Lot a/c		40 00	
			40 00

“ 26		Paid W. A. Thompson on Salary a/c Cash	12 00	
				12 00
[pg 4]				
“	“	“ E. Masterson on School a/c	8 50	
				8 50
“	“	“ J. Hetzel on Labor a/c	17 83	17 83
“	“	“ Robert Lewis on Bus. Lot. a/c	200 00	
				200 00
“	“	“ Robert Lewis on R. Lewis & Co a/c	30 90	
				30 90
“	“	“ Geo. Tarbox on a/c R. Lewis & Co	33 96	
		A. Clawson & Co	19 25	53 21
“	“	“ John Horsman on A. Clawson & Co a/c	18 00	
				18 00
“	“	“ J. M. Mumford Jr. on a/c R. Lewis & Co.	6 87	
				6 87
“	“	“ Orson Mathews on a/c R. Lewis & Co	7 50	
		a/c A. Clawson & Co	57 50	65 00
“	27	“ F. C. Garbutt on School a/c	51 95	
		“ “	182 00	233 95
“	28	“ G. L. Penston on a/c R. Lewis & Co	55 00	
		A. Clawson & Co	62 50	117 50
“	“	“ L. Henney on a/c A. Clawson & Co	70 00	
				70 00
“	“	Received of Jacob Welch on Bus 50 Res 40 90 00		
				90 00
[pg 5]				
“	“	Paid John Hannon on a/c A Clawson & Co	25 31	
				25 31
“	“	“ J. L. Heron on a/c R. Lewis & Co	55 00	
		“ A Clawson & Co	65 00	120 00
“	“	Recd. order on Terry & Bliss per Chas. L. Bliss on Membership & Lots	240 00	240 00
“	28	Recd. of E. L Mead on Membership and two Lots	235 00	
				235 00

"	29	Recd. of Emerson & Buckingham for Membership & Lots	245 50	245 00
"	29	Recd. order on Terry & Bliss from Chas. Bliss—addition 15 Lot	5 00	5 00
"	30	Paid Sullivan Morse for Labor, putting in Window, in office	6 00	6 00
"	"	" W. Dell for work driving colony team	15 00	15 00
"	"	" John Townley for Teaming,	5 00	5 00
"	"	" John Edser for Labor	1 12	1 12
"	"	" H. F. Pardey for work on Engineer corps	22 00	22 00
"	"	Received of John E. Day on Bus a/c	80 00	80 00
[pg 6]				
June	30	Paid W. Newton for work on Engineer corps	10 00	10 00
"	20	Received of W. B. Sullivan Morse in part payment of Mem. & Lots	25 00	25 00
"	28	Paid Henry Lewis on order R. Lewis & Co	16 15	16 15
"	30	Received the time of the Engineer Corps for the week ending June 16th		
		R. Fawcett      6 ds. \$6 00	36 00	
		H. F. Pardey      6 ds. 2.308	13 85	
		A Millice      6 ds. 2.308	13 85	
		W. Newton      6 ds. 2.308	13 85	
		W. Mumford      6 ds. 2.308	13 85	91 40
"	26	" of H. Chadbourn in part payment of lots (Bus.)	45 00	45 00
July	1	" of Edwin Wright in full payment of Res. Lot.	50 00	50 00

## CHICAGO-COLORADO COLONY

185

"	3	"	of E. B. Kellogg in full payment of Res. Lot.	40 00		
					40 00	
"	"	"	of Edward Lyman in part payment of Mem. & Lot (Res. \$50)	125 00		
					125 00	
"	"	"	Paid J. D. Coffman for Teaming on Streets	12 50		
					12 50	
"	"	"	Received of Mrs B S Barnes. on Bus 50 Res 40 B S Barnes Trustee	90 00		
					90 00	
[pg 7]						
"	"	"	Paid A. Clawson & Co for Labor on Ditch	30 00		
					30 00	
"	1	"	J. W. Lincoln on Engineer Corps.	24 00		
					24 00	
"	"	"	Amos Millice on Engineer Corps	5 00		
					5 00	
"	3	"	F. C. Garbutt for 100 Greeley Tribunes	4 00		
					4 00	
"	3	"	F. C. Garbutt for Colony Sign at Denver	20 00		
					20 00	
"	"	"	F. C. Garbutt for Tritch's Hard- ware Bill	116 00		
			for Purchases and Fare at Denver	14 00		
			for Advertising in St. Louis Repub- lican	45 50		
			for Draft to W. N. Byers Printing to June 30/71	86 00		
			for Draft to Woodbury and Walker for Printing to June 30/71	121 85	383 35	
"	3	"	Emerson and Buckingham for Exchange	1 40		
					1 40	

## 186      EXPERIMENTS IN COLORADO COLONIZATION

"	3	"	D. S. Coffman for Teaming on Ditch	48 00	48 00
"	3	"	J. D. Coffman for labor on Lake Park	15 00	
			" Streets	30 00	45 00
"	20		Received of J. J. Hall on Bus. a/c	120 00	
					120 00
[pg 8]					
July	3		Paid E. J. Coffman. Salary	25 00	
					25 00
"	3	"	Mason Duncan Work on Ditch	13 50	
					13 50
"	6	"	John Dawson on a/c R. Lewis & Co	6 25	
			" A. Clawson & Co	9 75	16 00
"	6	"	James Entwistle on a/c R. Lewis & Co.	6 25	
			A. Clawson & Co.	6 00	12 25
"	"	"	T. J. Laws work on Ditch	5 00	
					5 00
"	"	"	Wm. H. Lee "Blacksmith's Bill"	10 70	
					10 70
"	"	"	Streeter and Turrell on a/c School	3 80	
			" Mumford	25 55	
			" Office (Ex- pense a/c)	30 50	59 85
"	"	"	F. C. Garbutt money advanced to record Deeds	10 00	
					10 00
June	29		Received of Edward Lyman for Mem. in- stallment	100 00	
					100 00
July	7	"	of Edward L. Johnson on Mem. a/c	100 00	
					100 00
June	24	"	of Chas. M. Martin on Mem & Initia a/c's	155 00	
					155 00



[pg 9]

June 28	“	of Elizabeth C. Mead on Mem. and Initia a/c's	155 00	155 00
“ 29	“	of P. Buckingham on Mem. a/c	150 00	150 00
July 1	“	of Emerson & Buckingham on Mem. a/c.	150 00	150 00
“ 3	“	of Abel R. Strother on Mem. a/c.	150 00	150 00
June 29	“	of P. Buckingham on Initiation a/c.	5 00	5 00
July 1	“	of Emerson & Buckingham on In- itiation a/c.	5 00	5 00
“ 3	“	of Abel R. Strother on Initiation a/c.	5 00	5 00
“ 7	Paid	Laws Bros. for Livery,	100 00	100 00
“ “	“	H. A. Ransom for work on Streets	28 12	28 12
“ “	“	W. H. Dickens for Hay	24 00	24 00
“ 8	“	J. M. Mumford on a/c G. Clawson	45 00	55 00
		A. Clawson	10 00	
“ “	“	R. Lewis & Co on a/c	15 48	15 48

[pg 10]

July 8	Paid	H. J. Lockhart for Poles	14 00	14 00
“ 7	“	A. Clawson on a/c A. Clawson & Co	25 00	25 00
“ “	“	J. H. Wells for services	60 00	60 00
“ “	“	Seth Terry for bill of D. S. Coffman	83 00	
		Moving barn	30 00	113 00

188      EXPERIMENTS IN COLORADO COLONIZATION

“	“	Received of J. B. Barclay in payment of Res. Lot.	50 00	
				50 00
“	6	“ of Wm. Wright in payment of Res. lot.	50 00	
				50 00
“	7	“ R. M. Hubbard on Mem. a/c	15 00	
				15 00
“	11	Paid Mason Duncan on a/c Ditch	27 00	
				27 00
“	13	Received of H. Chadbourne for Bus & Res. Lots @ \$40	80 00	
				80 00
“	“	“ of C. N. Pratt on Initiations a/c. \$150 00 Office expenses 35.00	115 00	
				115 00
“	13	Credit J. M. Mumford for error of July 6th and charge Ditch a/c same amt.	25 55	
				25 55
“	“	Received of J. C. Hummell on Bus. Lot a/c	140 00	
				140 00
[pg 11]				
July 13	Expense		4 00	
		To R. Lewis & Co for two shovels, charged by mistake.		4 00
June 24	Paid W. Busch on a/c R. Lewis & Co		65 00	
				65 00
July 10	“	A. Cushman on a/c Park. for Labor	27 50	
				27 50
“	11	“ M. Duncan for labor on Ditch	27 00	
				27 00
“	“	“ F. C. Garbutt for postage stamps	25 00	
				25 00
June 19	Credit Membership a/c and charge R. Lewis & Co		37 15	
		A. Clawson & Co	22 00	59 15
		(H. Frank's Mem)		

“ “ Credit Membership a/c and chge. Ditch		20 63	
(H. Franks Mem.)			20 63
May 18	Ditch a/c Dr. to Perry White		
	2 Yoke Oxen and man 11½ dys @ \$5	57 50	
	1 man 6¾	2 25 15 18	
	Self 4	2 25 9 00	
	Building Bridge by Contract	20 00	
	Hay sold to Blomeley and chged	2 00	
	Milk \$1,75 Vegetables 3 25 to CCC	5 00	108 68
“ 18	P. White Dr. to Membership	155 00	
	Water right for 40 acres of land and lot in town		155 00
July 18	Received of Frank Haeden on Bus 10 & Res 10	20 00	
			20 00
[pg 12]			
July 15	G. Robinson Cr. 24 days @ \$1 25 work on Park,	30 00	
	Labor on Coal Bank 5 ds. @ \$1 50	7 50	
	“ “ Ditches 3 “ @ 1 25	3 75	41 25
July 15	R. Fawcett 2 pr Blankets	11 00	
	1 Tick	2 50	
	Board	8 25	21 75
“ 17	A. Clawson to be chged from G. Clawson's a/c	35 00	
			35 00
“ “	Credit H. W. Preston. Cash	55 63	
	old receipt.	55 00	110 63
“ 12	Paid Milwaukee Daily Guide per draft F. C. Garbutt, for adver,	6 25	
			6 25
“ 13	“ Freight for Library (chairs) to H. J. Lockhart	6 45	
			6 45
“ “ “	W. F. Mumford on a/c Engineer Corps	22 00	
			22 00

	14	“	G. Clawson on a/c. Park	\$59.12		
				Ditch 5.00		
				<u>64.12</u>		
			Paid Mumford	\$45.00	19 12	
						19 12
	“	“	A. Clawson & Co on a/c Ditch	150 00		150 00
	“	“	J. Parnell on a/c Coal Bank	7 50		7 50
[pg 13]						
July	15		Paid J Parnell on a/c Coal Bank	3 75		3 75
	“	“	J W Lincoln on Engineer a/c	15 00		15 00
	“	“	Jos. Blomelley on Street a/c	45 00		45 00
	“	“	A. Clawson on Coal Bank a/c	41 00		41 00
	“	“	H. W Preston on Ditch a/c	6 75		6 75
	17	“	Turner and Deem for Teaming	2 50		
			Work on Lake	2 50		5 00
	“	“	Geo. Hanson. Street a/c	15 00		15 00
	“	“	W A Thompson on Salary a/c	33 00		33 00
	“	“	W J Atwood for bill of July 7/71	5 12		5 12
	“	“	charge Seth Terry on Membership a/c			
			(J. H. Bartlett	100 00		100 00
	“	“	Credit Seth Terry with	10 00		10 00
			on J Randolphs a/c not collected			
	“	“	Received of H. G. Hastings on Res. Lot			
			a/c	40 00		40 00

[pg 14]

June 30 Received the time of the Engineer corps  
up to June 30th

Richd. Fawcett	6 dys @ \$6.00	36 00	
H. F. Pardey	4 " @ 2 31	9 24	
Amos. Millice	6 " @ 2 31	13 86	
W. Newton	6 " @ 2 31	13 86	
W. Mumford	1½ " @ 2 31	1 16	
J. " Jr	5 " @ 2 31	11 55	85 67

July 7 Received time of Engineer corps up to  
July 7th

Rich. Fawcett	5 ds @ \$6 00	30 00	
H. F. Pardey	2 " @ 2 31	4 62	
A. Millice	2 " @ 2 31	4 62	
W. Newton	1 " @ 2 31	2 31	
J. Mumford Jr	3 " @ 2 31	6 93	
R. J. Williams	3 " @ 2 31	6 93	55 41

" 14 Received time of Engineer corps up to  
July 14th

Rich Fawcett	6 ds @ \$6 00	36 00	
H. F. Pardey	6 " @ 2 31	13 86	
A. Millice	6 " @ 2 31	13 86	
W. Newton	3 " @ 2 31	6 93	
J. Mumford Jr	6 " @ 2 31	13 86	
R. J. Williams	3 " @ 2 31	6 93	91 44

" 18 Amos. Millice 3 ds on Ditch last spring  
@ \$1.50

4 50  
4 50

" " Over. credit June 30 W. Newton

10 00  
10 00

" " W. Newton, charge with Membership  
Initiation

150 00  
5 00 155 00

[pg 15]

July 18 W. Newton. 5 days lost time @ \$2.308

11 54  
11 54

" " H. F. Pardey 5 days lost time @ \$2.308

11 54  
11 54



"	18	Over. credit June 30 H. Pardey	22 00	22 00
"	18	Credit Saml. Sumner on Res. Lot. a/c. for work for R. Lewis & Co	20 20	
		and on Streets	17 50	37 70
"	18	Charge W. Newton for rent of shanty	3 25	3 25
"	18	Over credit June 30 A. Millice	5 00	5 00
"	18	Credit H. T. Lewis 5 ds @ \$2 25 on Streets	11 25	
		on Ditch 3 ds @ 2.25	6 75	18 00
"	"	Credit H. Hawes for 3 ds @ \$2.25. Ditch a/c	6 75	6 75
June 24		Paid R. Williams on Engineer a/c	9 23	9 23
July 18		A. Millice lost time 3 ds @ \$2.308	6 92	6 92
"	"	Rent of shanty A. Millice (chge.	3 25	3 25
"	"	charge H. Pardey rent of shanty	3 25	3 25
[pg 16]				
July 19		charge S. R. Lyon rent of shanty	2 25	
		7 ds lost time @ 2.308	16 15	18 40
"	17	Paid Geo. Robinson Cash	10 00	10 00
"	17	" B. S. Barnes Expenses to and from Denver	16 50	16 50
"	"	" D. T. Cotter for Ditching	19 10	19 10
"	"	" M. Duncan for Ditching cash	13 50	13 50
"	"	" J. Smith on Street a/c	29 25	
		" School "	1 50	30 75

"	18	"	J. M. Mumford on Ditch a/c	168 00	
			" Expense a/c	6 00	174 00
			Use of team and building shanties		
"	"	"	J. Mumford Jr. on Ditch a/c	91 38	
					91 38
"	"	"	E. J. Coffman. work on Park	25 50	
					25 50
"	"		Chge Wm. Bramwood Business Lots	70 00	
					70 00
"	"		Receive of Wm. Bramwood Cash	70 00	
					70 00
"	"		Paid H. A. Ransom Coal Bank a/c	5 25	
					5 25
"	"		Paid Thos. Dinsmore on Street a/c	9 00	
			Coal Bank	2 25	11 25
[pg 17]					
July	18		Paid B. S. Barnes, a/c Ditch. (S. Morse)	12 00	
					12 00
"	18	"	H. F. Pardey Cash Balance in full	6 63	
					6 63
"	"	"	H. T. Lewis, a/c Coal Bank	14 00	
					14 00
"	"	"	R. J. Williams Cash.	13 86	
					13 86
"	11		Received of J. B. Thompson on Mem. a/c	50 00	
					50 00
"	11		Received of Elmer Beckwith on Residence		
			Lot a/c	50 00	
			Business Lot a/c	50 00	100 00
"	14		Received of B. K. May on Mem a/c	50 00	
					50 00
"	15	"	of E B Kellogg on Res. Lot a/c	10 00	
					10 00
"	18	"	of M. A. Everett on Initia a/c	5 00	
					5 00
"	18	"	of J. A. Titus on Mem. a/c.	150 00	
			" Initia "	5 00	
			Res. Lot.	50 00	205 00

"	"	"	of J W. Bramwood on Mem a/c	150 00	
					150 00
"	"	chge	J M. Mumford on Mem a/c	150 00	
					150 00
[pg 18]					
July	10	Received of Sarah E. Martin on Mem. a/c			150 00
					150 00
"	11	Received of Horace Chadbourne on Mem- bership a/c			150 00
					150 00
"	"	"	of E. A. Hastings on Membership a/c	50 00	
					50 00
"	15	"	of John Ecker on Residence Lot a/c	50 00	
					50 00
"	"	"	of J. B. Thompson on Mem. a/c	50 00	
					50 00
"	"	"	of Sarah E Martin on Initiation a/c	5 00	
					5 00
"	"	"	of E. A. Hastings on Initiation a/c	5 00	5 00
"	20	Charge Madling rent from May 20th to July 15th 7 weeks 3½ weeks @ 1.00			3 50
					3 50
"	"	Charge Krueger rent from May 20th to July 15th 7 weeks 3½ @ 1.00			3 50
					3 50
"	"	Chauncey Stokes paid with bill of work on Colony Building 18 ds @ \$5 00			90 00
			for Bus. Lots \$40		90 00
			" Res. " \$50		
				90	
[pg 19]					
July	20	Paid Thos. Walker for 3½ ds @ \$2 30			8 05
			on Engineer a/c		8 05
"	18	Charge Seth Terry Dr a/c			17127 99
		"	"	"	17127 99
"	"	Credit Seth Terry Cr a/c			15650 48
					15650 48
from Statement of July 18/71					

## CHICAGO-COLORADO COLONY

195

"	19	Paid F. C. Garbutt for Postage	5 00	
				5 00
"	"	" H. T. Lewis for Park a/c	5 00	
		Nursery	12 00	17 00
"	20	" Thos. Walker on Engineer a/c En- tered see above		
"	"	" Benj Vansant on a/c A. Clawson & Co	16 84	
		Coal Bank	2 70	19 54
"	"	" I. L. Herron on a/c A. Clawson & Co	87 50	
				87 50
"	"	" Lyman on Coal Bank a/c	2 00	
				2 00
June	1	Received of L. A. Loomis on Bus. Lot. a/c		
		Res. " "	85 00	
				85 00
July	28	" of C. Allen on Res. Lot a/c	45 00	
				45 00
[pg 20]				
June	1	" of S. Williams on Bus. Lot a/c	35 00	
				35 00
"	"	" of N. J. Atwood on Mem. a/c	150 00	
				150 00
"	"	" of N. J. Atwood on Bus. Lot a/c	50 00	
		Res. Lot a/c	40 00	90 00
"	"	" of H. T. Porter on Bus Lot a/c	20 00	
		Res. " a/c	20 00	40 00
"	"	" of Eliz. Cushman on Bus. Lot a/c	40 00	
				40 00
"	"	" of J H Wells on Bus Lot a/c	40 00	
				40 00
"	6	" of Geo. W. Liber on Res. Lot a/c	40 00	
				40 00
		Received. of Thos. Walker on Initiation a/c	5 00	
				5 00

"	9	Received of F. C. Avery on Membership		
		a/c	150 00	
		Initiation a/c	5 00	155 00
"	9	Received of E. R. Avery on Membership	150 00	
		Initiation	5 00	155 00
"	5	Received of D. H. Howes on Res. Lot a/c	50 00	
[pg 21]				
"	5	on Bus. Lot. a/c	50 00	
		note	100 00	
				100 00
"	"	Received of J B Smith in full payment of		
		last installments of two Mem. note at 4		
		months	110 00	
				110 00
May 22		Received of Francis Horsman on Bus.		
		Lot. a/c	18 25	
				18 25
"	"	Received of J. L. Bond per F. C. Beckwith		
		on Mem. a/c	300 00	
		on Initia "	10 00	
		" Bus. Lot "	40 00	
		" Res " "	40 00	390 00
"	24	Received of F. C. Garbutt on Bus. Lot a/c	50 00	
				50 00
"	"	Received of Thos. Walker on Res. Lot a/c	40 00	
		" Bus " "	40 00	80 00
"	"	Received of J. Humphrey on Mem. a/c	150 00	
		" Init. "	5 00	
		" Res Lot."	50 00	205 00
"	"	Received of H. W. Stocking on Mem. a/c	150 00	
		on Res. Lot. a/c	50 00	
		" Init. "	5 00	205 00
"	"	Received of H. C. Hill on Mem. a/c	150 00	
		Init. "	5 00	
		Res. Lot "	45 00	200 00



[pg 22]

May 24	Received of Fisher on Mem. a/c	100 00	
	Res Lot "	50 00	155 00
	Initia "	5 00	
" 25	Received of M. Smith on Bus. Lot. a/c	50 00	
			50 00
" "	Received of Wm Stoddard on Mem. a/c	50 00	
			50 00
" "	" B. S. Barnes on Bus. Lot a/c	50 00	
			50 00
" 26	" of E. B. Newnam on Mem a/c	150 00	
	Initia "	5 00	155 00
" "	" of F. H. Bishop on Res. Lot a/c	65 00	
			65 00
" "	" of Thos. Howard on Mem a/c	150 00	
	Initia "	5 00	155 00
" "	" of E. J. Cushman on Mem a/c	150 00	
	Bus. Lot a/c	50 00	
	Initia "	5 00	205 00
" "	" of Luserne Allen on Mem a/c	150 00	
			150 00
" "	" Wm. Leach entered		

[pg 23]

May 26	" of J. Blomelley on Res. Lot a/c	15 00	
	Bus. " "	10 00	25 00
" "	" of S. Morse on Res. Lot. a/c	25 00	
			25 00
" "	" of J. E. Benson on Mem. a/c	25 00	
			25 00
" 29	" of J B Smith on Mem. a/c	50 00	
			50 00
" "	" of A. W. Cushman on Res. Lot a/c	40 00	
			40 00
" "	" of J. Townley on Res Lot a/c	50 00	
	Bus. Lot "	45 00	95 00
" "	" of J. Bury per John Townley on		
	Bus. Lot a/c	50 00	
	on Res Lot a/c	45 00	95 00

"	30	"	of J. W. Picot on Mem a/c	150 00	
			Initia "	5 00	155 00
"	"	"	of Saml. Williams on Bus. Lot a/c	15 00	
					15 00
"	"	"	F. C. Garbutt on Bus. Lot a/c	50 00	
					50 00
"	29	"	J. Townley, loan to make print. of R. R. Lands	400 00	
					400 00
[pg 24]					
June	1		Received of Geo. Robinson on Mem. a/c	1 74	
					1 74
"	1	"	of J. W. Bramwood per. Wm Bram- wood on Initiation a/c	5 00	
					5 00
"	"	"	of G. S. Bond on Res. Lot a/c	50 00	
			Bus. " "	40 00	90 00
"	5	"	of D. H. Howes on Res. Lot a/c	50 00	
			Bus. " "	50 00	100 00
			Recording Deeds	00 00	
"	"	"	C. Price on Res. Lot a/c	40 00	
					40 00
"	"	"	Thos. G. Foster on Bus. Lot a/c	40 00	
					40 00
"	"	"	of Chas. Price on Bus. Lot a/c	35 00	
					35 00
"	6	"	Wm Wright on Bus. Lot a/c	40 00	
					40 00
"	"	"	C. H. Wheeler per W Buckingham on Bus. Lot a/c	40 00	
			Res. Lot a/c	40 00	80 00
"	7	"	J. Townley for Sumner on Bus. Lot a/c	40 00	
					40 00
"	15	"	of H. Chadbourne on Bus. Lot a/c.	40 00	
					40 00

[pg 25]

"	8	"	of Peter La Rue on Mem, a/c	150 00	
			" Initia a/c.	5 00	155 00
"	"	"	of Peter La Rue on Bus Lot a/c	50 00	
			" Res. " "	40 00	90 00
"	"	"	of J F. Randolph on Res. Lot a/c.	40 00	
					40 00
"	"	"	of Peter La Rue rent of two shanties	8 00	
					8 00
"	"	"	of Edward Avery on Bus. Lot a/c	50 00	
			" Res. " "	40 00	90 00
"	"	"	of Frank Avery on Bus. Lot a/c	50 00	
			" Res. " "	40 00	90 00
"	"	"	of Herbert J. Davys on Mem a/c	150 00	
			" Bus. Lot "	40 00	150 00
			" Res " "	40 00	40 00
					40 00
"	14	"	of J. C. Pratt on Bus. Lot. a/c	40 00	
					40 00
"	"	"	of Seth Terry on a/c .	500 00	
					500 00
"	15	"	of C N Pratt on Res. Lot a/c.	40 00	
					40 00

[pg 26]

June 16			Received of E. E. Aldrich on Mem. a/c	50 00	
					50 00
"	"	"	of Jno Townley on Bus. Lot a/c	50 00	
			Res. " "	35 00	85 00
			Mem. " "	86	86 00
"	17	"	of R. M. Hubbard on Mem. a/c.	15 00	
					15 00
"	"	"	of Anna Boice on Mem. a/c.	50 00	
					50 00
"	"	"	of Anna Boice on Res. Lot a/c	40 00	
			" Bus. " "	40 00	80 00
"	"	"	of A W Cushman on Bus. Lot a/c	40 00	
					40 00

200      EXPERIMENTS IN COLORADO COLONIZATION

"	19	"	of B S Barnes on Bus. Lot a/c.	50 00	
					50 00
"	"	"	of Frank A Cass on Mem a/c	50 00	
					50 00
"	"	"	of N T Bradner on Mem. a/c	30 00	
					30 00
"	13	"	of Alonzo Wilson on Mem. a/c.	150 00	
					150 00
July	22	"	of Louis F Rivoux on Mem. a/c.	150 00	
					150 00
[pg 27]					
June	19	Received of Alfred Day on Mem a/c.		300 00	
			" Initia "	10 00	310 00
July	22	"	of Louis F. Rivoux on Initia. a/c.	5 00	
					5 00
"	21	Paid J. D. Coffman on Ditch a/c.		50 00	
					50 00
"	21	"	Terry & Bliss on a/c Ditch	150 00	
					150 00
"	24	"	Jno. W Lincoln on a/c Engineer service	16 00	
					16 00
"	27	Credit Dennis T. Cotter on Coal Bank a/c		9 00	
					9 00
"	"	Credit D. T. Cotter on Coal Bank a/c		12 00	
					12 00
"	"	Credit D T. Cotter on Ditch a/c.		2 25	
					2 25
"	"	"	D. T. Cotter difference on lots	20 00	
					20 00
"	"	"	D. T. Cotter Cash Balance on Mem.	1 75	
					1 75
"	"	Charge D. T. Cotter Mem.		150 00	
					150 00
		and Credit by old receipt 50 Mem			
		& 5 In		55 00	
					55 00

“ 23 Received of G. S. Phillips on Bus. Lot a/c		160 00	
			160 00
[pg 28]			
“ 8	“ of M H. Davis on Res. Lot a/c	40 00	
			40 00
“ 5	“ of P. Buckingham on Bus. 75 and Res 170	145 00	
			145 00
“ 6	“ of Abel Strother on Res 45 Bus 37	80 00	
			80 00
“ 15	“ of John Ecker on Initia a/c.	5 00	
			5 00
“ 31	Discovered overcredit for Judge Terry of \$500 cash, and charged it to credit for services for same amt		500 00
“ 24	Cash rec'd of Judge Terry and turned over to Townley May 9	2386 50	
	rec'd of Judge Terry	500 00	
	rec'd from sundry sources not before credited	127 37	
	Reed from Townly (loan)	400 00	
	“ “ Colony Team	40 00	
“ “	Amt. into to credited to Seth Terry to be debited		15650 48

EXCERPT FROM  
MINUTES  
BOARD OF TRUSTEES<sup>1</sup>

Longmont April 9th 1872

The Board of Trustees met pursuant to adjournment Thursday evening April 11th at 1/2 past 7 OClock P. M.

present Messrs Streeter Atwood Coffman Townley Hummel  
Atty Wells and Baker Sec'y

President Terry being absent meeting called to order by the  
Secretary and on motion Mr Streeter elected President Pro Tem.

Minutes of previous meeting read and approved Motion by

<sup>1</sup>In City Hall, Longmont. The first section of the Minutes is printed here to illustrate the character of the business transacted. The Minutes for the earlier period could not be found.



Atwood that Wm. Stoddard be allowed the \$1.50 stricken from his Bill against the Colony last fall

Carried

A W Cushman proposed to act as Trustee on Sec 17-2-69 on the new plan to secure Titles

Motion by Coffman that A W Cushmans offer be refered to the Committee on Selection of Lots. Carried

Finance Committee ask further time to make their report in the matter of Carr & Day

Motion by Coffman that they be given until Saturday evening to make their report Carried

Committee on appraisal of Lots report that Lots 5 & 6 in Block 66 are worth \$70.00 each

Motion by Atwood that the report be accepted and adopted Carried

Motion by Atwood that the proposition made by the committee of the Highland Ditch Co to purchase the Colonys interest in the Excelcior Ditch free from encumbrance be refered to the Ditch Committee to report as soon as possible

Carried

Motion by Atwood that A Clawsons order for ditch Scrip in favour of J. C Hummel for \$40.00 be allowed Carried

Motion by Coffman that Mead & Co request for Ditch order to E F Beckwith for \$7.50

Carried

[pg 8] F L Smith requested deed for Lots 9 & 10 in Block 57 also for his 5 acre lot in 33-3-69

On Motion Mr Smiths request was refered to Committee on Selection of Lots Carried

Motion by Hummel to adjourn until Saturday evening at 1/2 past 7 OClock P M Carried

A K Baker Sec'y

April 13

The Board of Trustees met pursuant to adjournment Saturday evening April 13th at 1/2 past 7 OClock P. M.

present President Terry and Messrs Streeter Hummel Atwood Townley Coffman Atty Wells and Baker Sec'y

Minutes of previous meeting read and Approve Mr Townley requested the appraisal of Lot 7 in Block 36

Motion by Streeter that the appraisal of Lot 7 in Block 36 be referred to Committee on Appraisal of Lots Carried

W B Sigby applied for three lot membership and to have lots 2-3 & 4 in Block 43 for the same

Motion by Atwood that Sigbys application be referred to Committee on Selection of Lots Carried

Motion by Atwood that A Clawson Order to Seth Terry for \$100.00 in Scrip be allowed also A Clawson Bill for 15 days labour of B K May on Rock work on ditch at \$1.50 per day \$22.50

Carried

Motion by Atwood that G H Wells Order on the Colony to Mrs M A Allen be allowed

Carried

Finance Committee report in favour of accepting Messrs Carr & Days proposition to do the business for the Colony

Motion by Hummel that the report of the Committee be accepted and Adopted Carried

[pg 9] On Motion Streeter Wells and Baker were appointed a Committee to complete the arrangement with Carr & Day

Motion by Streeter that a certain communication to Gen Sickles on Rail Road matters be signed by the Board of Trustees Carried

Motion by Atwood that a Committee of five be appointed to be called a Rail Road Committee Carried

On Motion Messrs Wells Sigby Streeter Buckingham Atwood be that Committee Carried

The Highland Ditch Co made a proposition to purchase the Colonys interest in the Excelcior Ditch will pay for the same in paid up ditch Stock Viz \$5350.00 for the Rock work and Clawsons work have Mead & Co Contract assigned to them together what the Colony has paid them also the Tools & Camp &c belonging to the Colony Motion by Coffman [?] that the Highland Ditch Co proposition be accepted Carried

Motion by Hummel that Mr Wells in conjunction with the Ditch Committee be instructed to get up the necessary papers Carried The Committee on Irrigation report in favour of con-

tinuing the clause as now inserted in Colony deeds in relation to ditches      Carried

Motion by Townley that the report of the Committee on Irrigation in relation to the right of way for ditches be accepted and adopted      Carried

Motion

Motion by Coffman to adjourn until Tuesday evening April 16th at 1/2 past 7 OClock P M      Carried

A K Baker Sec'y

[pg 10]

April 16

The Board of Trustees met pursuant to adjournment Tuesday evening April 16th at 1/2 past 7 OClock P. M.

present President Terry & Messrs Atwood Townley Coffman Atty Wells and Baker Sec'y

Minutes of previous Meeting read and approved

Motion by Atwood that the contract with Messrs Carr & Day shall continue for two years      Carried

Motion by Coffman that the Contract with Carr & Day be signed by the President and Secretary      Carried

A K Baker resigned as Secretary of the Chicago Colorado Colony to take affect at the close of the business April 16th 1872

Motion by Townley that the resignation of A K Baker as Colony Secretary be accepted      Carried

Motion by Coffman that B L Carr be Secretary of the C C Colony in the place of A K Baker resigned      Carried

Motion by Atwood that J C Barclay Order to C Wiseman be allowed

Carried

Henry Frank requested to know if he purchased the \$50.00 John Medlong has paid towards a Membership if he could apply the same on a Membership for himself

Motion by Atwood that Henry Franks request be referred to Committee on Selection of Lots      Carried

Committee on Appraisal of Lots report that Lot 7 in Block 36 is worth \$75.00

Motion by Atwood that report be accepted      Carried

Motion by Townby that Lot 37 in Block 52 requested to be appraised by A K Baker be referred to Committee on Appraisal of Lots      Carried

[pg 11] Henry W Preston requested to know if he could exchange his water deed for three Town Lots

Motion that Prestons request be refered to Committee on Selection of Lots      Carried

Judge Terry offered to take the N W  $\frac{1}{4}$  and the N  $\frac{1}{2}$  of N E  $\frac{1}{4}$  of Sec 9-3-69 off the hands of the Colony

Motion by Atwood that Judge Terrys Offer be refered to Committee on Survey      Carried

Motion by Townley to adjourn until Saturday April 20th at 1/2 past 7 OClock P M      Carried

A. K. Baker Sec'y

April 20" 1872

Board met pursuant to adjournment at 7.30 P. M. Present President Terry Messrs. Townley Atwood Baker Streeter Hummell atty, Wells. Carr Sec. Minutes of last meeting read and approved Mr. Baker presented his report of the condition of the colony April 16" 1872. Moved by Streeter that the report be accepted and spread upon the records and that the publisher of the "*Press*" be requested to publish the same      Carried

"Longmont April 16. 1872.

"To the Honorable Board of Trustees of the C. C. Colony  
Gentlemen.

"The Secretary of the C. C. Colony would respectfully make  
"the following condensed report of the affairs of the colony as shown  
"by the colony books at the close of business at the present date  
" Colony Dr. on Accts \$5188.77 Due on book a/c      \$235.01  
" Bills payable      1449.50 Bills receivable      225.69  
" Ditch scrip out-      460.70  
standing      1209.80  
7848.07      Balance \$7387.37

[pg 12]

"Given Orders on Treasury to amount of	\$2256.38
--	-----------

"Paid into Treasury as per vouchere	1772.71
-------------------------------------	---------

"Owing to Treasurer	483.67
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"Value of town lots Jan 1" 1872	\$49905.00
---------------------------------	------------

"Value of town lots sold	1390 00
--------------------------	---------

"Value unsold	\$48515.00
---------------	------------

"Memberships sold since Jan 1. 1872.	\$1039.97
--------------------------------------	-----------

"Initiation fees	35.00
------------------	-------

"All of which is respectfully submitted	
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"A. K. Baker secretary"

Mr. Mead appeared and requested some changes in his contract with Highland Ditch company Moved by Townley that the matter be referred to the Ditch committee Carried.

Finance committee reported that Mr. Bakers bill for \$55.00 should be allowed Moved by Atwood that the bill be allowed Carried. Mr. Coffman appeared and took his seat in the Board.

Committee on selection of lots reported on the matter of Mr Frank referred at the last meeting. Moved by Townley that Mr Franks request be granted on condition that no town lots be allowed on the Membership Carried

Moved by Streeter that it shall be optional with the Board of trustees to declare selections forfeited on expiration of contract time and that no contract shall be considered forfeited until so declared by the Board Carried

Committee on appraisal of lots reported a recommendation that Lot 37 in Block 52 be put up at auction and sold to the highest bidder

[pg 13] Moved by Atwood that the report be adopted Carried  
 Moved by Atwood that Woodworths bill be allowed and an order be drawn in payment of the same drawing two (2) percent interest until paid. Carried.



Moved by Coffman that lot 37 in Block 52 be sold on next Saturday afternoon at 2.00 O'clock      Carried

Moved by Streeter that the matter of paying interest on unpaid bills be referred to finance committee      Carried.

Moved by Streeter that E. J. Coffman be allowed deeds to Lot 13. B. 77. price \$70.00 and to lots 16 & 17 in Block 76.      Carried.

Moved that Seth Terry's order from A Clawson be allowed and ditch scrip be issued and charged to Clawson      Carried

Moved by Baker that Mr. Ecker be allowed to five acre lot      Carried

Moved by Coffman that F. L. Smith have deeds to Lots 9 and 10 in Block 57 also a contract to 5.a. Lot 14 in section 33.

Moved by Atwood that the matter of printing circulars be referred to committee on manufactures.      Carried

Moved by Baker that Mr Ransom have deed to lot 2 in Block 36 upon complying with condition Mr Atwood paying balance due more than balance of his acct.      Carried

Committee on finance reported adverse to Mr. Sigbeys selection.

Moved by Streeter that the report be accepted and committee be continued      Carried

[pg 14] Mr. Clawson asked for \$200 in money and balance of his account in scrip. Moved by Streeter that his request be granted and the money paid as soon as possible      Carried—

Mr Streeter offers to surrender his claim in Section 31. T. 2.68. on condition that a sufficient amount of money be applied in extinguishment of Buckingham's claim on the town site

Moved by Atwood that Section 31 be sold for not less than six dollars per acre      Carried

Moved by Atwood that ditch scrip be issued in payment of all claims for labor on the ditches.      Carried

Moved by Atwood that Dr Bond's selection be allowed contract time six months      Carried

Moved by Atwood that Anna Boyce selection be allowed contract time six months,      Carried

Moved by Baker that all lots on Main St when sold be sold at auction to the highest bidder,      Carried

Moved by Atwood that one seeder be charged to Mr. E. J. Coffman and one to Mr. Blinn—and one to Judge Terry—      Carried

Judge Terry proposes to take the N. W.  $\frac{1}{4}$  and N.  $\frac{1}{2}$ . of N. E.  $\frac{1}{4}$  of section 9 Town 3. 69. and pay the balance due on the contract relieving the colony from all further payments. Moved by Baker that the proposition be accepted Carried

Moved by Streeter that if Mr Hummell advance money on contract 702 the colony will assign to him any of the [pg 15] unpaid contracts Carried—

Moved by Atwood that committee on appraisal of lots be ordered to make an appraisal of all the property of the colony and report at the next meeting Carried

Adjourned to Tuesday evening April 23, 1872

B. L. Carr Secretary.

Board met pursuant to adjournment Tuesday evening April 23<sup>rd</sup> 1872 present Messrs Coffman Streeter Atwood, Townly, Wells, Atty. Carr secretary In the absence of the President Meeting called to order by the Secretary. No quorum being present voted to adjourn to meet on Saturday April 27 1872

B. L. Carr Secretary.

Longmont Colorado.

Saturday Evening.

Apr. 27. 1872.

Board met pursuant to adjournment. *Present.* President Terry. Messrs. Baker. Coffman, Streeter, Hummel, Atwood, Townly Atty. Wells, Day appearing for Carr Secretary. absent.

Minutes of last meeting read, corrected and approved.

Mr Bellmans bills for work and materials presented and referred to finance committee. Mr Atwood chairman finance committee reported favorable to Bellmans bill No 1.

Voted that Bellmans Bill No. 1. for \$17.50 be allowed.

Voted that Ramnals bill for \$10.68 be allowed and charged to Clawson.

[pg 16] Voted that Bellmans bill No. 2. for \$46.55 be allowed. Voted that Streeter and Turrell's bill for \$69.85 be allowed and that \$48.20 of that am't. be charged to Clawson

Streeter of the committee on Manufacturies reported that he had secured the printing of the plan adopted by the board for securing

the titles to those holding lands on Railroad Sections, in the "Press" and that he had secured 60 copies of the paper containing said plan. Voted that the Colony take the 60 copies and assume the payment Voted that they be sold at 3 cts. each.

Voted that the Att'y. be instructed to prepare form for blank agreement and bond for the use of persons wishing to take advantage of the plan to secure titles to railroad land, and that the Sec. have a sufficient number of them printed. Mr Baker asked leave to introduce the following Resolution.

Resolved. That all monies received for the sale of Colony property after paying the Colony debts, shall be appropriated to the payment of Colony land until the titles are perfected except so much as may be required for needful expense.

Resolution adopted

Voted to refer the application of N. P. Reynolds for Lots 51 and 52 in Block 75, to committee on appraisal of Lots.

Committee reported favorable to the request of Perry White for deed to his Lot.

Voted that a deed for said lot be issued. Committee on Aprisal of outside Lands reported Report adopted.

Voted that Lots 1 and 2 in Block 80 be sold at [pg 17] Public Auction on next Saturday at 2 oclock P. M. Shaws order on Meads a/c referred to ditch committee. Voted that Stodards request for deeds to his Membership selections be referred to committee on selection of Lots.

Voted that the Secretary be instructed to advertise by posting notices, for bids for the enlargement of the Coffman ditch so that it should be 8 ft. wide on top, 5 ft. wide on the bottom and 2½ ft. deep, bids to be put in for the enlargement at so much per rod, payment to be taken in town lots at their cash valuation.

Voted that the matter of proposals be referred to ditch committee with power to act.

Voted that Mr Webster is entitled to his deed

Voted that Mr. Townley be allowed to apply a membership on the purchase of Lot 37 in Block 52 and that the balance due from him on said purchase be applied on his note against the Colony and that the Membership be endorsed as fully satisfied

The President appointed Messrs Coffman Baker and Streeter as judges at the election to take place on Thursday May. 2d.

Voted to adjourn

Seth Terry President  
Byron L Carr Secretary  
pr Day

[pg 18] Pursuant to adjournment the Board met on Tuesday April 30<sup>th</sup> 1872 Present Messrs Streeter. Townley Atwood Coffman Hummell. Carr. Secretary. In the absence of the President Mr. Streeter elected President *pro. tem.*

Minutes of the last meeting were corrected and approved.

Mr. Blinn called for an appraisal of lots 7. in Block 77

Referred to committee on appraisal of lots.

Voted that Mr. A. W. Cushman be allowed to act as Trustee for section 17 in township 2. N. range 69 west

Voted that both Mr Felton and Mr Webster be allowed an extension of time on their contracts of thirty days in which to complete their improvements

Voted that the order of N. P. Raynolds to W. B. Sigbey be accepted and paid in scrip if the amount be due.

Voted that W. B. Sigbey be allowed to take lots two (2) three (3) and four (4) in Block forty three (43) on his Membership.

Voted that a committee of three be appointed to make appraisal of lots to be given in payment of enlarging the coffman ditch and that the different proposals be referred to suit committee The Chair appointed Messrs Atwood Townley and Hummell as suit committee

Voted that Mr. R. S. Lyon have deeds to lot No. ten (10) in Block No. 35. Deed to be made to T. A. Vaneuran.

Voted that the contract with R. S. Lyon be taken up and a new contract be given to Streeter and Hummell on sixty days time, the colony to be at no expense for conveyancing—Adjourned to Wednesday May. 1.

[pg 19] May 1st 1872 Board met pursuant to adjournment. present President Terry Messrs Streeter, Townly, Atwood, Coffman Hummell

Mr. Atwood of the special committee on appraisal of lots reported as follows:

"Longmont. May 1st 1872. We the undersigned select committee "appointed to assess lots and colony trees would report that we have assessed the following:

"Lots 21 & 22 Block 26	\$50	100
" " 3 & 4 " 66	"50	100
" " 5 " 6 " 66	"50	100
" " 15 " 16 " 78	"60	120
" " 7 " " 80	"65	65
" " 14 " " 80	"55	55
" " 14 " " 81		50
" " 8 " 81		45
" " 1 " 82		45
" " 1 " 83		45
" " 2, 7, & 8, " 83	\$45	135

---

860

"Elm & Maple trees from 5th to 12th rows inclusive 150

"Larch 1000 @ 3.00 30

---

\$1040

"And would report in favor of accepting the bid of H. W. Preston & Co. it being the lowest bid, to be paid in above colony property as assessed and lots be deeded to the contractors as fast as "the work progresses the colony reserving 20% until same contract "is completed for fulfilment of said contract

W J Atwood *ch com*"

John Townley. "

Voted that the report be accepted and adopted

[pg 20] Voted that the Secretary be instructed to place the colony books in the hands of the Auditing committee to be audited up to May 1st

Committee on appraisal of lots reported lot 7. in block 77 appraised at \$7. voted that the report be adopted.

committee on appraisal of lots reported the appraisal of lot 51 in block 65 at \$65. and Lot 52 at 90 dollars.

Report accepted and adopted.



Voted that Mr. A. H. Andrews be requested to confer with Mr Wells & Beaumert and arrange sometime with Crawford in reference to securing a title to part of the town site and that the colony accept Mr. Andrews' proposition to loan them money on good security

Voted that Messrs Streeter Coffman and Atwood be a committee to confer with Mr Andrews and that they have power to act in the matter

Voted that the value of lot 7 in block 36 be set at \$65 cash

Voted that the deed for lot 7 in block 36 be made to John Townley and that a proper endorsement be made on his note.

Voted that the Returned Deeds and contracts be referred to committee on selection of lots to act in connection with Mr Wells and report at the next regular meeting—

Voted to adjourn

B. L. Carr Secretary

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#### CERTIFICATE OF ORGANIZATION<sup>1</sup>

Know all men by these presents that we Peter J. Kelley, Seth Terry, and William N. Byers, desiring to form an incorporated company for the purpose of aiding, encouraging, and inducing immigration to the Territory of Colorado under the provisions of Chapter 18 of the Revised Statutes of Colorado Territory and of the amendments thereto approved February 11th, 1870, do hereby make this our certificate in writing and do state, certify, and declare—

FIRST—That the corporate name of the said company shall be The Chicago Colorado Colony;

SECOND—That the objects for which said Company is formed are for the purpose of aiding, encouraging and inducing immigration to the Territory of Colorado, and to aid generally in promoting the industrial and productive interests of the Country.

THIRD—The amount of Capital Stock of said Company shall be Twenty Thousand Dollars which shall be divided into One Thousand Shares of Twenty Dollars each.

<sup>1</sup>Office of Clerk of Boulder County.

FOURTH—The term of existence of said company shall be for the period of Thirty years from the date of the signing of these presents;

FIFTH—The number of Trustees to manage the affairs of said Company shall be Three until otherwise ordered by a vote of the Stockholders. The Stockholders may at any meeting called for that purpose by a majority vote, increase the number of said Trustees to Nine;

SIXTH—Said Trustees for the first year or until otherwise ordered as aforesaid, shall be Peter J. Kelley, Seth Terry, and William N. Byers;

SEVENTH—The principal place of business of said Company for the time being shall be at Denver in the County of Arapahoe, Territory of Colorado, with the right to change the same to such Town or City as may be formed by said Company in the County of Boulder in said Territory, at any time when the Trustees shall decide so to do, and with the right to carry on a part of the business of said Company outside of this Territory.

EIGHTH—The operations of said Company shall be carried on in the Counties of Arapahoe, Boulder, and Weld in the Territory of Colorado;

NINTH—The Trustees of said Company shall have power to make such prudential By-Laws as they may deem proper for the management and disposition of the Stock and business affairs of said Company. for prescribing the duties of officers agents artificers and servants that may be employed, and for the appointment of all officers and agents for carrying on all kinds of business within the objects and purposes of said Company.

In witness whereof we have hereunto set our hands and Seals at Denver in the Territory of Colorado this First day of February in the year of our Lord, One Thousand Eight Hundred and Seventy-one.

Witness	{	Peter J. Kelley (Seal)
		Seth Terry (Seal)
		William N. Byers (Seal)

Filed in office of County Clerk of Boulder County, August 11, 1871.

## ANNUAL REPORTS

REPORT OF THE CONDITION OF THE CHICAGO COLORADO  
COLONY AT THE CLOSE OF BUSINESS DECEMBER 31ST, 1871.<sup>1</sup>

958	Town Lots	\$50,000.00	
32	5-Acre Lots	3,200.00	
2347	85/100-acres of land	3,720.00	
	School House	1,600.00	
	Colony House and outbuildings	1,500.00	
	Bills & Accounts Receivable	1,798.10	
	Ditches	7,000.00	
	Office Furniture, Safe, etc.	385.00	
	Personal Property	501.05	
	Fencing	300.00	
	Colony Trees	550.00	
	Cash	291.65	
	Bought of Denver Pacific Railway and Telegraph Co. 18025 27/100 acres of Land on which has been paid	14,157.00	
	Interest on the same	3,397.68	17,554.68
			<hr/>
	Liabilities		\$88,400.48
	4700 acres of R. R. Land sold	\$22,000.00	
	Accounts and Bills payable	3,995.12	\$25,995.12
			<hr/>
			\$62,405.36
	Capital Stock	20,000.00	
	Capital Stock paid in	12,000.00	
			<hr/>
			\$ 8,000.00

We certify that the above statement is correct according to  
our best knowledge and belief.

Seth Terry, President

Enoch J. Coffman	}	Trustees
Charles M. Martin		
W. J. Atwood		
Rienzi Streeter		

Alexander K. Baker, Secretary

<sup>1</sup>Office of Clerk of Boulder County. Filed January 20, 1872.

SECOND ANNUAL REPORT OF THE CHICAGO COLORADO COLONY.<sup>1</sup>

Statement for the year ending December 31, 1872:

Capital	\$20,000.00
Paid up Stock	14,880.00
Receipts during the year:	
From sale of Town Lots	\$ 7,068.52
“ “ “ Railroad Lands	1,550.00
“ “ “ Memberships	1,195.65
	<hr/>
	\$ 9,814.17
Disbursements:	
Expenses	\$ 2,609.72
Paid on Railroad Lands	2,956.23
Paid on Excelsior Ditch	2,526.51
Bills payable redeemed	899.85
Paid outstanding Book Accounts	821.86
	<hr/>
	\$ 9,814.17
Assets:	
Town Lots	\$42,931.48
Railroad Lands	58,837.08
Ditches	3,500.00
Lands to which patents are held	3,490.00
Buildings	2,020.00
Trees (estimated)	1,000.00
Office and School furniture	600.00
Bills receivable	365.14
Due on book accounts	330.51
	<hr/>
	\$113,074.21
Liabilities	
On Railroad Lands	\$53,994.15
Excelsior Ditch Scrip	3,274.26
Unsatisfied memberships	776.67
Bills payable	1,647.75

<sup>1</sup>Office of Clerk of Boulder County. Filed January 13, 1873.

Outstanding Book Accounts	1,849.44
Unpaid Orders	30.80

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\$61,573.07

Charles E. Day, Secretary

Certified to by:

Enoch J. Coffman	}	Trustees
W. J. Atwood		
E. B. Newman		
J. C. Hummel		
E. H. Andrews		

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ANNUAL STATEMENT OF THE FINANCIAL CONDITION OF THE CHICAGO  
COLORADO COLONY, FOR THE YEAR ENDING DECEMBER 31, 1873<sup>1</sup>

Capital Stock	\$20,000.00
Capital Stock paid in	16,800.00

Assets:

Town Lots	\$12,000.00
Railroad Lands	10,163.43
Patented Lands	1,500.00
Sundry individual a/c's	320.42
Bills receivable	313.24
Highland Ditch Stock	1,800.00

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\$26,097.09

Liabilities:

Bills payable	\$ 1,030.00
Excelsior Ditch orders	1,069.82
Sundry individual a/c's	950.57

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\$ 3,056.39

Excess of Assets over Liabilities

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\$22,940.70

<sup>1</sup>Office of Boulder County Clerk. Filed January 20, 1874.



We certify the foregoing statement to be correct:

William J. Atwood, (Vice President)

J. B. Thompson

E. J. Coffman

William S. Condit

John Townley

John C. Hummel

} Trustees

Charles E. Day, Secretary, C. C. C. swears to the above,  
December, 31, 1871 [1873].

## PRIVATE CORRESPONDENCE

### WILLIAM N. BYERS CORRESPONDENCE<sup>1</sup>

[p. 285]

Sept. 11, [187] 0.

Col. C. N. Pratt,  
Gen. Ag't N. L. Co.  
111 Dearborn St, Chicago.

Dear Sir: Enclosed I hand you map as promised with good colony locations numbered from 1 to 6.

No. 1, on Box Elder creek, is a body of magnificent land which can be irrigated from the Cache-a-la-Poudre. It extends up near to the timber and mountains; has coal, lime, building stone and iron. The Union colonists will relinquish sufficient of their western territory to let No. 1 down to the river and will also assist in digging a large irrigating ditch. We can sell of good land in No. 1. about 16,000 acres and a colony can secure about same amount of gov't land. It is almost entirely unoccupied.

No. 2; almost same description but already containing a number of first [p. 286] class settlers. Timber convenient; water from Cache-a-la-Poudre; lime, iron, stone &c abundant. Probably 15,000 acres Railway land and like amount of Gov't. No. 3; a most desirable large body of land with varied surface and great capacity; very fertile and nearly all can be irrigated from Big Thompson and St Vrain creeks. Ditches will be very cheap. We have here nearly 50,000 acres and Gov't a like amount.

No. 4; 8,000 to 12,000 acres of first class river bottom land and a valuable concession in the town of Evans. Timber can be brought down the Platte, Thompson and Cache-a-la-Poudre. Water from first and last named. Railroad throught it. County seat at Evans.

No. 5; Similar to last mentioned; 20,000 to 25,000 acres for sale; Gov't a like amount; very little taken up; irrigation easy & cheap from Platte; stock range east-[p. 287] ward, unlimited; railway station and town site wherever desired; coal on southern portion.

<sup>1</sup>Mr. Byers was the general manager in Colorado for the National Land Company. The following letters are taken from his letter copy book, March, 1870—June, 1871.



(The probable date of this map is 1871)



No. 6; 15,000 to 25,000 acres of mountain and plain adjoining; former covered with timber; plain can all be irrigated from Platte; excellent farming and grazing land; between the Denver and mountain markets; all kinds of stone, coal, iron, gypsum &c; splendid water powers; will have railway soon.

Average price of all these lands about \$4 per acre on five years' time. The Gov't land \$2.50 per acre by pre-emption or free by homestead. Can offer other colony sites soon along K. P. railway. Smaller colonies can be provided for almost anywhere desired.

Yours Truly

Wm. N. Byers,  
Gen Manager

[p. 334]

Oct. 21, [187] 0.

Col. C. N. Pratt

Genl. Agt. Nat'l L. Co.

111 Dearborn St. Chicago,

Dear Sir: Your favor of 15th is at hand this day. Its contents are very cheering but just such as are coming from every where. I think we will do very much toward filling up this country next year. Am very sorry that prospective arrangement with the Union Pacific hangs fire.

Mr McCoy came yesterday and has gone to the mountains. I devoted most of yesterday to him and on his return will take him to Greeley and other points. I fear his mind dwells more upon certain lectures and consequent prospective \$50 fees than anything else. I expect Mr Young, of the *Sun*, and Mr Bowen, of the *Independent*, here in a day or two. I want to post them as thoroughly as possible.

We copied the *Journal's*<sup>1</sup> account of your lunch yesterday and I have written another paragraph today. . . .

Yours Truly, Wm. N. Byers,

Gen Manager

I send papers, & order the laws [? illegible] regularly.

<sup>1</sup>*Chicago Journal*, October 14, 1870; copied in *Rocky Mountain News*, October 21, 1870.



[p. 390]

Nov. 17, [187] 0.

Col. C. N. Pratt

Gen. Ag't. N. L. Co.

111 Dearborn St. Chicago.

Dear Sir: Your favor of 13th came last night. Mr. Pinkerton came up on last evening's train bound to go directly on. I gave him a letter to Col. Lamborn, passes to St Louis and he left on the 9 p. m. train. He will probably be calling upon you about as soon as this.

Gen. Cameron and Mr Meeker have both gone to Chicago as I understand to aid you in the colony scheme. With the three and your home help I have no doubt you are fully able to start the ball rolling. So of the Indianapolis convention; Gov. McCook has been in your city for some days and you have doubtless seen him. I believe he goes thence to Indianapolis on the 23d, so that [p. 391] with yourself, Col. Loomis, the Governor, Messrs Meeker, Cameron and Pinkerton (if they all go) Colorado and our company will be abundantly represented. I would like to go but am very busy and would, at best, have to hasten back immediately. I think I had better hold on here until after Col. Loomis' visit, and we get the K. P. lands in shape. Then I can go and stay as long as I can be of use. Probably, also, some of your present enthusiastic volunteers will be wearing out and you may need to fill their places. If our lists get on promptly I hope to sell 20,000 acres of land in Dec. and as much more in January. Let me hear often from your colony.

Yours Truly,

Wm. N. Byers,

Gen Manager.

[p. 392]

P. S. A gentleman from Jackson Miss., and Atlanta, Ga., assures me that there is a strong desire among many of the better class of people there to remove to Kansas, Nebraska, Colorado and New Mexico. A Colorado man is now organizing a colony at Memphis to come to Col. to engage mainly in mining. My informant says that all that is necessary to secure thousands of excellent citizens is to give them information and cheap transportation from Atlanta, Jackson, Chattanooga and other cities in that region. While together at Indianapolis talk the matter up. I suppose can get

favorable contracts with the through railway lines south and with steamers to St Louis or Kansas City.

W. N. Byers.

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[p. 434]

Dec. 24, [187] 0.

Col. C. N. Pratt

Gen. Agt. N. L. Co.

111 Dearborn st. Chicago.

Dear Sir: Your favor of 20th at hand. I regret to say that there is absolutely nothing in the way of printed documents upon the resources and productions of Colorado apart from its mining interests. There have been some books—one large and several small—upon the mines of Colorado but they are all old now. Of the agricultural resources there is nothing.

I am often asked for catalogues of our lands; people evidently supposing that we have pamphlets describing same. Such a work with some general articles upon the Territory would be vastly useful I think. There will be a hand book out soon—mainly a directory, which I will send you. I mail an agricultural report & some slips.

Yours Truly, Wm. N. Byers

Gen. Manager

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[p. 447]

Jan. 5, [187] 1.

Col. C. N. Pratt,

111 Dearborn st. Chicago,

Dear Sir: Yours of 31st ult. requesting me to attend your meeting on the 12th inst. is just at hand. I would like very much to go and would do so if I had passes but at present I have nothing to carry me out of sight of town. I have applied to Col. Lamborn and if pass is received in a day or two will try to get off, though the notice is somewhat short.

I see by the papers that your Colony is a marked success. I hope you will be one of the locating committee. Do you learn anything about the progress of the Ayres Point Colony?<sup>1</sup> Can

<sup>1</sup>St. Louis-Western Colony.

you tell me when Col. Loomis is coming? His last letter to me said he expected to be here Nov. 15, (last).

Yours truly,

Wm. N. Byers,

Gen. Manager N. L. Co.

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[p. 450]

Jan. 7, [187] 1

Col. Chas. B. Lamborn

Secy. & Treas. N. L. Co.

Cor. 5th & Elm sts. St Louis, Mo.

Dear Sir: I enclose a letter from Rev. A. C. Todd who is organizing a colony for us at Ayres Point, Ill. I write him that you will give him passage and freight rates without delay and provide tickets as needed. I have no doubt of their coming and hope you can conveniently give it attention immediately.

I received a letter from Col. Pratt a couple days ago urgently requesting me to attend his public colony meeting in Chicago on the 12th but I have no pass over either the K. P. or U. P. road and cannot see that the probable benefits will justify the expense of full fare for the round trip. Would have to leave here tomorrow evening or Monday morning. Expect the K. P. appraisement lists sometime next week. Am also looking for Col Loomis to arrive soon.

Yours Truly, Wm. N. Byers,

Gen. Manager.

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[p. 451]

Jan. 7, [187] 1.

Rev. A. G. Todd,

Ayers Point, Ill.

Dear Sir: Your favor of the 4th inst. at hand. I do not think the Chicago Colony is going onto the land you refer to, but to a very different place.

I refer your letter to Secretary Lamborn, at Saint Louis, with request that he give you passage and freight rates as early as possible & provide you the tickets as required.

Yours Truly,

Wm. N. Byers,

Gen. Manager.

[p. 456]

Jan. 19, [187] 1

Silas C. Field Esq

Great Falls N. H.

Dear Sir: I think the best opportunity offered you for settlement in the West is to join the Chicago Colorado Colony, 111 Dearborn st. Chicago, Ill. Its locating committee is now here. It is sound, safe & reliable.

Yours Truly

Wm. N. Byers,

Gen. Manager N. L. Co.

[p. 456]

Jan. 22, [187] 1.

Hon. Jno. P. Devereaux

Lawrence, Kans.

Dear Sir: We are all ready for business and yesterday mailed notices (copy enclosed) to all applicants. I have been away, first to Chicago and then with a colony committee—hope to get through with them in three or four days. Will then hurry the contested claims on K. P. lands.

Yours truly,

Wm. N. Byers,

Gen Manager.

[p. 459]

Jan. 22, [187] 1.

John S. Loomis, Prest. &amp;c

3 Bowling Green N. Y.

My Dear Col. Your favor of 14 at hand. I returned Thursday morning from Chicago with locating committee of Chi. Col. Colony. Friday morning took them south & west—returned last night. Tomorrow (Monday) morning start north with them & hope to locate them this week. Am terribly busy & have but few hours at home. We had a good time at Chicago and I think it will turn out a big strike.

Thanks for your suggestion about passes. The agents here can give none. I have an annual over K. P. for myself but that is all. Pratt and Lamborn secured me trip passes from point to point when east. I want to send Mrs Byers east in a few weeks but suppose it is useless to ask passes for her. Will go along if [p. 460] I have time but will have to come back almost immediately if I do so. Is there anything I can do in New York?

Your suggestion to Mr Palmer about going to principals in respect to traveling correspondents is a good one. Mr Eadie is a "dead beat" and the fact of such men carrying our letters and hanging around our offices—sending for us when they get into trouble—is a positive injury in itself apart from the imposition upon our friends, the railway and steamer lines.

I hope you will be able to come out before long. Let me know in advance of your coming so I can be at home. Have the K. P. lists and sent out notice to all applicants yesterday. Kind regards to Mrs Loomis, Johnie, and the boys in the office.

Yours truly,                      Wm. N. Byers,  
Gen. Manager.

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[p. 461]

Jan. 22, [187] 1.

Col. N. C. Pratt

111 Dearborn St. Chicago.

Dear Sir: We arrived safely in 56 hours from parting with you. Friday & Saturday looked about up the Platte & along the mountains west of Denver. Mr Emery is quite unwell. Tomorrow we expect to go north but may wait a day for him to rest. The weather has been very fine but tonight we have threatenings of a storm. All are highly pleased. Yours truly,

Wm. N. Byers,  
Gen Manager.

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[p. 475]

Jan. 26, [187] 1.

Col. C. N. Pratt

111 Dearborn St. Chicago.

Dear Sir: Yours of 20th with list of names at hand & turned over to committee.

We returned last night from Big Thompson, did not go further. They seem averse to getting far away from Denver and have already seen several locations that please them. In fact the difficulty seems to be to decide between the several examined.

The committee have to day gone to Greeley to return this evening when I presume they will soon make up their minds.

The weather has been pleasant until yesterday when we had



a light, mild snow storm—now nearly all gone. They have enjoyed themselves finely and are most favorably impressed with the country every way.

Yours Truly,

Wm. N. Byers.

Gen. Manager N. L. Co

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[p. 498]

Jan. 28, [187] 1.

Capt. D. S. Green,

221 Second st. Memphis, Tenn.

Dear Sir; Am glad to hear of your good prospects and that you will soon be on the road.

The locating committee of the Chicago Colorado Colony came out with me and have decided upon location subject to approval of Executive Committee. Committees from other colonies are here, and still others coming, which makes me anxious that you soon get upon the ground.

A half interest in the *News* is not for sale. After my twelve years' struggle with all kinds of adversity, I feel now like enjoying some of the fruits of my labor, if I live, and the harvest seems nearly here. My kindest regards to Mr Wills. Yours Truly,

Wm. N. Byers,

Gen Manager N. L. Co.

Weather splendid & spring-like.

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[p. 93, a page inserted at end of the volume]

Feby. 22 [1871.]

Col. John S. Loomis,

3 Bowling Green N. Y.

My Dear Sir: Your esteemed favor of 15th inst. at hand. Have a new and efficient clerk, a little new to land business but he learns readily and will soon be very competent. We have had a great deal of work in the last few days but there is a lull now.

I expect the Chi. Col. Com. Friday morning again and hope to close up that matter at once. Expect locating Com. of the Western Colony tomorrow. If I get through with them I will try to start east the last of next week. Mrs Byers is obliged to go then any how to take Frank to school in Michigan. She wants

me to go along and has waited on that account until after the close of the month & the rush of business I expected in March. Otherwise she would have gone about the 16th. If you have not sent passes before now, please forward to me in the care of Col. C. N. Pratt, 111 Dearborn st. Chicago. I will not stay long in New York (if I go so far) and hope you can return with me. I can then probably accompany you to Cimarron after a few days delay here. We will talk over the "Grant" question then fully.

Yours truly,

Wm. N. Byers,

Gen Manager

## EXCERPTS FROM NEWSPAPERS

### DINNER GIVEN BY PRATT TO NEWSPAPER MEN<sup>1</sup>

By invitation of Colonel C. N. Pratt, General Agent of the National Land Company, several members of the press and others were served with a "free lunch" this morning, at No 111 Dearborn Street, composed entirely of Colorado productions.

#### [COLORADO PRODUCTS LUNCHEON IN CHICAGO.]

<sup>2</sup>The Chicago Journal, of the 14th, contains the following: By invitation of Colonel C. N. Pratt, General Agent of the National Land Company, several members of the press and others were served with a 'free lunch' this morning, at No. 111 Dearborn Street, composed entirely of Colorado productions. . . . At the National Land Company's office, where this collation was enjoyed, there are also on exhibition several splendid specimens of Colorado vegetables, raised on some of the irrigated farms near Denver, which are wonderful to behold, and must be still better to eat. The size of them, large as they are, is fully equalled by their quality.

#### [COLONY MOVEMENT STIMULATED BY SUCCESS AT GREELEY.]

### A COLONY IN COLORADO<sup>3</sup>

A movement, we understand, is on foot in this city, to organize a new colony to start a settlement in Colorado. The success of the town of Greeley, on the Denver Pacific road, about halfway between Denver and Cheyenne, is so remarkable; the facts of the grazing value of the Plains for agricultural and grazing purposes, which have been set forth in this and other papers, have attracted so much attention that the plans for another colony, somewhere in the Cache la Poudre or the Platte, are already far advanced, and will, we learn, be soon perfected. A number of young men in this city, anxious for a career that holds out more promise than any that seems open to them here, are determined to emulate the example of the Greeley colonists. That town in May last had no existence, and it now has not less than 1000 in-

<sup>1</sup>*Chicago Journal*, October 14, 1870, p. 4.

<sup>2</sup>*Daily Rocky Mountain News*, October 21, 1870, p. 4.

<sup>3</sup>*Chicago Tribune*, November 19, 1870, p. 4.

habitants, and by actual count, 232 houses, finished or in process of building. The cash balance in its treasury is over \$9,000, besides about \$35,000 due it for town lots and water privileges. The land in its immediate neighborhood is already irrigated by a canal nine miles in length, and another thirty miles long, will be completed in January, and will furnish water for 55,000 acres of farming lands. These are the results of a system of co-operation, by which the original tract was purchased and the canals dug, but which does not at all interfere with the independent ownership and occupation of town lots and the cultivation of farms. The farmer pays a tax for water which is thus provided him, and on his irrigated lands can the first season raise the wonderful crops which years of experience on such lands in Colorado have shown to be absolutely certain. But besides agriculture, the plains are open to all comers for stock-raising, and the profits of this business are well known. Facts of this sort, fortified by figures, and the remarkable statistics of Colorado agriculture, have inspired the movement for a new colony, and they are, in a few days, to be presented at a public meeting.

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[MEETING CALLED TO ORGANIZE A COLONY.]

ANNOUNCEMENTS.<sup>1</sup>

The meeting called for this evening at Farwell Hall (lower room), to organize a colony for Colorado, will be addressed by General McCook, Governor of the Territory, and several other gentlemen familiarly acquainted with the country and its resources. It will be an instructive and entertaining meeting to all who may attend it, whether they propose to emigrate West or not.

<sup>1</sup>*Chicago Tribune*, November 22, 1870, p. 2.

NEW COLORADO COLONY.<sup>1</sup>

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Large Meeting at Farwell Hall

---

Speeches by Governor Bross, General  
Cameron and Others.

---

Officers of the Colony Elected.

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A meeting to organize a colony for settlement in Colorado was held last evening in lower Farwell Hall, where an audience numbering fully five hundred ladies and gentlemen assembled. The meeting was called to order by S. H. Gay, Esq., of The Tribune, who nominated Governor Bross as chairman. The selection was acceptable, and the Governor, in taking the chair said they were there to talk about establishing another town in Colorado, and to learn something about that most interesting Territory, soon to become a State in the Union. In 1858 he was shown one of the first specimens of gold from Pike's Peak, and after that an immense emigration at once set toward Colorado. There were failures and losses, of course, but subsequent events had shown Colorado to be one of the richest mining districts in America. But there were other resources which rendered it especially attractive as an agricultural region. The Greeley Colony, which located one year ago in Colorado, now numbered a thousand people, with schools, churches, and everything pertaining to civilization. It was proposed to organize a similar colony in Chicago, and one which would secure to its members certain valuable advantages which could not be enjoyed by individual settlers. In his judgment there was no such country on the continent for wealth as Colorado, and he would advise anybody wishing health, recreation or magnificent scenery, to go there.

John P. Reynolds, Esq., was chosen Secretary of the meeting.

N. C. Meeker, President of the Greeley Colony, was called upon to speak. He stated some interesting facts connected with the organization of the Greeley colony. On the 23d of December, a small audience gathered in New York, and soon after a committee was sent out, and located the colony site in the valley of the Cache

<sup>1</sup>*Chicago Tribune*, November 23, 1870.



la Poudre. In due time the colony assembled there, land was cultivated, and now all the members united in pronouncing the soil to be the most wonderfully productive of any in America. Fully three hundred days of the year there was uninterrupted sunshine. He touched, briefly, upon other valuable features of the country, and closed by recommending that General Cameron should go on with the description.

General Cameron, Vice President and Manager of the Greeley Colony, complied with the request. He said the classes who should form such a colony were the poor, whose life had been one of depressing failure, and who should seek new fields of enterprise; the invalids, who should go for the sake of regaining their health in the bracing atmosphere of the West; the dwellers in over-crowded cities, and last, but not least, the rich and prosperous business man, who should go to establish the manufacturing enterprises. If all these people joined in a colony, many of the privations of pioneer life were avoided, and the colony was able to enjoy nearly all the appurtenances of civilization. What the Greeley Colony had accomplished the Chicago organization could just as surely do, and it would pay every individual who undertook it. When the Greeley Colony site was purchased, the highest price paid for land was \$12. per acre. Within the last month land had been sold for \$1,000. per acre. It was first expected that about four hundred families would join, but it had now reached six hundred regular members with a total population of over one thousand people. They at first provided for four hundred business and six hundred residence lots, but it was found that these were not sufficient to meet the demands. The next count of houses would show four hundred, and building was very active. The Greeley Colony was not a community, and he would not advise that the Chicago Colony should be one, with the exception of the purchase of land and the digging of canals. They had found the plan to be a perfect success, resulting in peace, prosperity and the best of feeling. He would by all means urge Colorado as the location of the Colony, on the score of both health and wealth. All that was needed to develop the inexhaustible silver mines of Colorado was the production of food, the present high price of which was the means of keeping men away from the lesser-paying mines. Next to Texas,

Colorado was the place where cattle could be raised the cheapest. It was even preferable to Texas, because there was no cold, cutting winds to stunt and reduce the cattle during the winter. In Colorado cattle fed upon the open plain throughout the entire winter, keeping constantly fat, and producing the finest of beef. Much of the choicest beef supplied in Chicago came from Colorado. A peculiarity, and a crowning glory of Colorado, was the fact that there was not, and never could be, a surplus of food. All the grain, vegetables, butter, beef, etc., which could be produced and spared was eagerly snatched up by the hungry miners, whose only cause of dissatisfaction was that they couldn't get enough. The Colorado farmer had no need to sigh for a war in Europe to raise the price of grain. He had a war of his own, and at home—a war with the elements, the chief object of which was to wrest from Pluto his mineral treasures. This would always be the cause by reason of the small proportion of land suitable for crop-raising. Irrigation was a general necessity, on account of the scarcity of rain. This was far from being a calamity. On the snow-clad peaks of the mountains was an eternal water supply, which melted under the action of the sun, and rushed headlong toward the Missouri River, only requiring to be diverted into ditches running through the farming lands, in order to furnish the requisite degree of moisture for the growing cereals and vegetables. The result was the production of the most wonderful crops known. That year eighty-four bushels of wheat to the acre had been raised in Colorado, and oats, barley and corn in proportion. As to vegetables, there were potatoes, cabbages, turnips, etc., of the most marvelous proportions, and of the finest quality known. One man in Colorado should not cultivate more than forty or fifty acres of land, but it had been amply demonstrated that the product per acre was fully three times as great as in Illinois or Indiana. The one great thing which Colorado lacked was the establishment of manufactures. The facilities in the way of water power were boundless, and it only required the presence of men with capital to make use of it. The speaker closed by expressing the hope that the Chicago Colony would be successfully organized, and he predicted for it health, wealth, and abundant prosperity and contentment.

The Secretary read the following letter from General E. M. McCook, Governor of Colorado:

"Chicago, Nov. 22.

Colonel C. N. Pratt:

Dear Sir:—I regret that other engagements will prevent me from attending your meeting, this evening. I had promised Governor Baker to be present at the convention of Western Governors, which meets at Indianapolis, tomorrow, and, in order to fulfill my obligation, will be compelled to leave Chicago this evening.

I heartily approve the objects of your meeting, and, although it is an exceedingly grave matter to advise men to leave their homes in the East and seek new ones in the West, yet the success which all the Colorado colonies have so far achieved, is the best evidence that our territory has, and will furnish attractive and prosperous homes to any emigrant who may come.

Yours very truly,

Edward M. McCook,  
Governor of Colorado."

On motion, a committee to nominate officers of the colony was appointed by the Chair, consisting of Messrs. Pratt, Holly, Jennings and Welch. The committee reported, recommending the election of the following officers, and the report was unanimously concurred in:

President—Rev. Robert Collyer.

Vice President—Sidney Howard Gay.

Treasurer—Ex-Lieutenant Governor William Bross.

Secretary—Colonel C. N. Pratt, General Agent, National Land Co., Chicago.

Executive Committee,—George S. Bowen, S. D. Kimbark, H. D. Emery, and the President, Vice-President, Treasurer, and Secretary, ex-officio.

Colonel Pratt then gave notice that names would be received of those designing to join the colony, and that hereafter names would be received, and the business of the colony transacted, at the office of the National Land Company, No. 111 Dearborn street. After some time passed in receiving the names and initiation fees of \$5 each, of persons desirous of becoming members,

the meeting adjourned subject to the call of the Executive Committee.

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### COLORADO<sup>1</sup>

#### The Project for Forming a Colony in This City.

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#### Meeting on Last Evening—Encouraging Addresses—Permanent Organization.

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A meeting was held on last evening at lower Farwell hall, for the purpose of discussing the project of forming a colony in Colorado on the plan of the successful union colony at Greeley, in that territory. The attendance was large, every available seat in the hall being occupied, and many of the auditors were ladies.

Mr. S. H. Gay, of the Chicago Tribune, nominated ex-Gov. Bross as temporary chairman of the meeting.

#### REMARKS OF GOVERNOR BROSS

On taking the chair, Mr. Bross thanked the meeting for the honor conferred on him. He would take the occasion to speak a word about Colorado, the until recently unknown country, but which is soon to become a state in the union. The speaker said that he was one among the first who believed in the mineral and agricultural wealth of that territory. The mineral resources were especially rich—the richest of any in the world. On the other hand, the barns of Colorado contained some of the finest wheat that ever was grown. The climate was particularly healthful. The speaker had slept out of doors in that territory night after night, and he fancied that he had not fallen into a decline.

Mr. J. P. Reynolds, formerly secretary of the Illinois State Agricultural society, was chosen secretary.

#### REMARKS OF Mr. MEEKER

The chairman then introduced Mr. N. C. Meeker, president of Greeley colony, who spoke substantially as follows: It was about a year ago, when employed on an eastern newspaper, that his attention was called to Colorado. He had traveled much over the United States, but had never before seen a section of country

<sup>1</sup>*Chicago Times*, November 23, 1870.



that appeared to him to be so desirable. He came back to the states intending to return, and as he desired that others should return with him, and partake of the healthfulness of the climate and the wonderful advantages of the country, a colony was projected. On the 23d of December, 1869, a meeting was called at Cooper institute, and the preliminary arrangements were made for forming a colony. A committee of location was appointed, and the colony was finally located near the junction of the south forks of the Platte and Cache de la Poudre rivers. Finally houses were built, and water was obtained for irrigation. The country was not very inviting in appearance, the grass was yellow, and the face of the country looked like the Great Sahara desert. But, the colonists soon learned that the soil beneath the apparent barrenness was fertile, and only needed to be encouraged by the implements of husbandry to make it yield more abundantly than any soil in the world. The remarks were received with applause.

#### REMARKS OF GENERAL CAMERON.

Gen. B. A. Cameron, vice president of the Greeley colony, said that the first question that should be asked in discussing this subject was, "Do you want to emigrate?" The young man in moderate circumstances ought to emigrate. The city was becoming too crowded for him. The invalids ought to emigrate to the west, and regain their lost vigor.

When they located the colony, they traveled for months over the plains of Colorado without meeting with a single person. Such was not now the case. The colony alone contained about 1,500 people, and various individual settlements had been made besides.

The plan of the colony was that every man, on becoming a member, should pay \$5. If they afterward paid \$150 they obtained an equal division of the lots and lands. The colony numbers 630 families. There were not lots enough. In forming the new colony more lots ought to be laid out. Land that was purchased last spring for \$12 has since been sold for \$1,000 per acre. It was a portion of the programme that each member of the colony must improve his lot or farm. Only about two-thirds have been improved thus far. The time expires in April next, and the houses are now being erected with great rapidity.



Every business man in Chicago ought to take part in this colony. They need not go there themselves, but place some other person on it.

The speaker commended the climate, the mineral and agricultural resources, and the grazing privileges of the territory. Chicago was the city toward which Colorado looked for whatever of merchandise that they could not raise or manufacture for themselves.

But it is said that irrigation must be employed before anything could be raised, and irrigation was laborious. Such was really the fact. It was laborious, and also expensive, at first, but after the system had once been perfected it paid. They had raised of wheat 84 bushels to the acre; of barley 90 bushels; of oats 80 bushels. An editor in Colorado planted 20 acres of potatoes, and raised 450 bushels per acre. Beets had been raised that weighed 22 pounds; potatoes  $4\frac{1}{2}$  pounds. And these vegetables were all sound and nutritious as the best of their several species.

On 40 acres in Colorado could be raised three times as much as on the same area in the states. In Indiana the speaker used to think 80 acres were all that could be cultivated by a single person, but by the system of irrigation one man can cultivate three or four times as much.

There are no manufacturies as yet in Colorado. They were too poor to build them; the water privileges were many. There was plenty of wool there, but they had to come to Chicago for clothes. They burned straw enough to supply the material for all the paper the colony desired.

The speaker closed by hoping that the Chicago people would form a colony, and was sure that if they did so they would form the nucleus of a city of 20,000 inhabitants in a decade.

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[PLANS OF THE CHICAGO-COLORADO COLONY.]

CHICAGO COLORADO COLONY<sup>1</sup>

The officers chosen at the public meeting held, last week, in Farwell Hall, to take measures for planting a colony in Colorado,

<sup>1</sup>*Chicago Tribune*, December 2, 1870, p. 2.

have completed the organization of the association and are now ready to receive members at the office of the Secretary, Mr. Pratt, at the office, 111 Dearborn Street. To become a member of the colony, an initiation fee of \$5 is required, to create a fund for the necessary preliminary expenses of examining lands in the Territory for a suitable location, and for other contingencies, and a final subscription of \$150, which secures all the rights and privileges of full membership. When the location is secured, the colony chartered, and the land vested in trustees, which will, probably, be before the 1st of January, the land is to be divided into homesteads of from five to forty acres, with a central village site of 640 acres. The village is to be divided into residence and business lots, to be sold at fixed prices to settlers, and from the fund thus created the village improvements, such as the grading of streets, irrigating, the building of a town hall and of school houses, and founding of a public library, are provided for. The outlying lands, of from five to forty acres, are to be divided among the members as an equivalent for the sum of \$150 paid by each. The distribution of these is to be made in the order of application after due notice given of the time of distribution. Out of the general fund a general irrigating canal is to be paid for, and those who wish to increase the size of their farms, under this irrigating canal, will have the privilege of purchasing such additions, provided the whole amount secured by one individual shall not exceed 140 acres, at a price to be fixed upon by the Executive Committee. When a majority of the colonists are settled upon the lands, they are to take their affairs into their own hands, choose their own officers, and make their own laws. Such are the general features of this new enterprise, and from the warm interest it has excited, not only in this city but in other parts of the country, and the care taken in its organization to protect the rights of the colonists, and secure to them all the advantages belonging to the co-operative plan of purchasing the land, there seems to be a promise of brilliant success. The constitution of the colony, and documents relating to Colorado, may be had by application at the office 111 Dearborn Street.

[PAMPHLET ON COLORADO.]  
CHICAGO COLORADO COLONY<sup>1</sup>

A pamphlet has just been published by the Chicago Colorado Company, which gives a good deal of interesting and valuable information in regard to the Territory of Colorado.<sup>2</sup> It is for gratuitous distribution, and may be had at the office of the Secretary of the Colorado Colony, Mr. Pratt, 111 Dearborn Street. Some portions of it are taken from letters and articles originally published in this paper, others from the best sources of information in regard to the resources of the Territory, and the inducements it holds out to those who are looking for new homes in the West.

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[LOCATION SUGGESTED FOR CHICAGO COLONY.]  
THE CHICAGO COLONY.<sup>3</sup>

The latest account we have from Mr. Pratt, the Secretary of the Chicago Colony, is, that they have nearly 50 names of good men, although things have only just been put in working order. They intend to hold a series of meetings at important places, and they would like to have General Cameron speak along with Gov. Bross, but it is doubtful whether the General can go. He would do good service should he consent to go. They mean to forward matters so that they may be able to have their Locating Committee reach Colorado by the first of the year. The matter of location settles itself down on a few places; but there is one place not yet named that would be a good one. This is beyond Denver a few miles. A ditch can be taken from the Platte canon, and made to water an immense extent of fertile country, and if sufficiently large, it could be used for a canal, and an immense water power would be had. But this improvement will require the expenditure of \$40,000. We shall see in a few months—yes, see their people coming.

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[CHICAGO COLONY PAMPHLETS.]

<sup>4</sup>Of the Chicago Colony, C. N. Pratt, Secretary, 111 Dearborn Street writes: "We have issued and circulated about 1000 of our

<sup>1</sup>*Chicago Tribune*, December 13, 1870, p. 4.

<sup>2</sup>A copy of this pamphlet has not been found by the editors.

<sup>3</sup>*Greeley Tribune*, December 14, 1870, p. 2.

<sup>4</sup>*Greeley Tribune*, December 21, 1870, p. 2.

pamphlets and have a large mail every day from enquirers, the country over. The subscriptions to our lists are coming in gradually, and our prospects are promising for a respectable show of members by Christmas. Gov. Bross, and Mr. Collyer, are in New England, and will have something to say for us there."

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[OPPORTUNITIES AWAITING COLONISTS IN COLORADO.]

COLONIZING COLORADO<sup>1</sup>

A movement was commenced here not long since, as our readers will remember, to start a colony to settle on the plains of Colorado. The enthusiasm and interest it has called forth has surprised even its projectors, who were not wanting in a sanguine belief in the excellence of the project, and the promise it held forth to many persons who were looking for some way by which to gain a comfortable livelihood, or to better their condition. It is not pretended by those who started this enterprise that it opens any royal road to fortune, or that those who shall enter upon it shall jump into sudden wealth, or acquire a comfortable settlement in life without hard labor. But it is unquestionably true that the principle of co-operation applied to the purchase, the division, and the settlement of lands upon the plains, and to the transportation of numbers, instead of single families or individuals, does away with many of the hardships and sacrifices incident hitherto to emigration and frontier life, and gives to the settler the benefit of large capital, and enables him to take with him many of the blessings and conveniences of a long-settled society. Of course the same plan can be as easily applied, and with the same promise of happy results, to the settlement of colonies elsewhere as well as in Colorado, but the fertility of the plains when the dormant elements of the soil are developed by the application of water, the ease of cultivation, the certainty of rich return in abundant crops, the facility of irrigation, the healthfulness of the climate, the varied labor in agriculture, stock-raising and mining, give peculiar attractions and advantages to that section of the country. Sober, industrious people who are looking for a fair start in the chances of life, and who are willing to work to make themselves comfortable

<sup>1</sup>*Chicago Tribune*, December 28, 1870, p. 2.

and thrifty homes, without foregoing, as is often the case in frontier life, most of the advantages of civilization, are looking to this proposed colonization of Colorado in companies as a hopeful answer to the question—"What shall we do for a living?" Already, we understand, a hundred persons have enrolled themselves as members of the Chicago Colorado Colony, many of whom are heads of families, and many more are making careful inquiries into the feasibility and promise of the proposed enterprise. . . .

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#### ADVERTISEMENT<sup>1</sup>

Chicago Colorado Colony

Rev. Robt. Collyer, President

S. H. Gay, Vice-President

Hon. Wm. Bross, Treasurer

C. N. Pratt, Secretary

Organized for settlement in Colorado Territory, on the Plan of the Greeley Colony. Pamphlets containing the plan of organization and general information upon Colorado and its resources, can be obtained free of charge by applying personally or by letter, to C. N. Pratt, Sec'y. 111 Dearborn St., Chicago, Ill.

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[CHICAGO COLORADO COLONY FORMED ON THE GREELEY MODEL.]

<sup>2</sup>The New York *Tribune* says: "The little seed planted in Colorado, in the valley of the Cache-la-Poudre, last April, is already bearing fruit, not only in the marked success which has thus far attended the Greeley Colonists, but in the stimulus it has given to similar organizations to enter in and take possession of the unimproved lands of the West. The most important of those movements is the 'Chicago Colorado Colony,' formed almost precisely on the Greeley model, and for precisely similar objects. The roll of members is limited to one thousand, and it is hoped that suitable lands will be secured in January next, and that the colonists will pitch their tents there early in March. Starting under excellent auspices, and with the valuable experience gained at Greeley, the success of the Chicago colony seems assured. The movement has our hearty support, and we should like to see it followed by similar migrations from all our populous centers."

<sup>1</sup>*Prairie Farmer*, December 31, 1870, p. 5.

<sup>2</sup>*Daily Colorado Tribune*, January 4, 1871, p. 2.



BYERS IN CHICAGO WILL ADDRESS C. C. C.<sup>1</sup>

Wm. N. Byers, Esq. editor of the *Rocky Mountain News*, is at present at the Tremont. He will be present at and address the meeting to promote the interests of the Colorado Colony, at Lower Farwell Hall, on Friday evening.

COLLYER COLONY<sup>2</sup>

Meeting of the Organization Last Evening.

Interesting Addresses by W. M. Byers, Hon. Wm. Bross, and others.

A meeting of the Chicago-Colorado Colony was held last evening in the old library of Farwell Hall, a goodly number of persons being present. Rev. Robert Collyer, the President, occupied the Chair. He opened the meeting with a few remarks relative to the excellence of the scheme undertaken by those present. The sole question that he was called to solve was, "how are such settlements to be organized to be productive of most good, and to be freest from vices to which new settlements are generally subject?" He thought it best for all to go out together, found their library and schools, and so forth, and thus avoid the isolation that would be associated with their going out alone. They were about to establish a colony where temperance, in its sweetest sense, would be practised. He could, as a minister, but bid the project God-speed. Questions were continually coming in asking, "Whose axe is this to grind?" "Who is to live off this colony?" He believed he could say, simply and truly, that he had never lived in a hole of that sort for five minutes. If he did not believe that Governor Bross, Mr. Gray, were men who would scorn to touch any dirty work, he would make a bee-line for No. 595 Chicago Avenue, and wild horses could not draw him back. He hoped it would be published abroad that he thoroughly and heartily endorsed it as a scheme worthy of every honest man's countenance. He called upon the Secretary, Mr. C. M. Pratt, to read the minutes of the meetings up to date.

<sup>1</sup>*Chicago Tribune*, January 12, 1871, p. 4.

<sup>2</sup>*Chicago Tribune*, January 14, 1871.

The Secretary then read the proposed plan of organization, already published. The number of bona fide members received was 150, from seventeen different States. He had correspondence from every State in the Union, and from England, from parties anxious to come out. Very nearly 1,000 letters had followed the advertisements in the public press. Arrangements had been made to send a Locating Committee at once, who would start on Sunday.

Gov. Bross was then introduced. He said the question was frequently asked why he and Rev. R. Collyer had taken the matter in hand. Simply to do good, he would reply. Their responsibility ceased as soon as each colonist had his land, and the colony could take its business into its own hands. He could talk for an hour on the subject of Colorado. He and the Chairman could not go, but they could send representatives. The only reason for their not going was that they were born too soon. They would give them encouragement by a promise to visit the colony. He spoke glowingly of the geographical, atmospherical and sanitary attractions of Colorado, its mineral wealth, and stock-raising facilities. The question of irrigation he would impress upon them. Brigham Young had told him that around Salt Lake City he had raised 93 bushels of wheat to the acre, the result of irrigation from the mountains. The splendid climatic influence on men and horses was also a surprising attraction. He believed a race of men would grow on the plains under the mountains equal to any in the world. He introduced Mr. W. M. Byers, the gentleman who took the first press into Colorado, not only an editor, but a philanthropist. The speaker was loudly applauded.

Mr. Byers then, with the aid of a diagram on the black-board, gave a general survey of the surrounding country. He also impressed his hearers with the importance of irrigating the country. Though during some seasons it was not necessary, it should never be neglected. The atmosphere was wonderfully dry and clear. From the mountains could be seen an area of 400 or 500 miles in diameter. The leading product of the country was wheat, the average crop being 30 bushels per acre. More than 72 bushels had been raised to the acre. Barley averaged 45 bushels. Oats had yielded 120 bushels. Corn was not so successful, although near Denver 121 bushels had been raised to the acre.

Of sugar beets, the average was 104 tons, to the acre. Irrigation was the great bugaboo to prospective colonists, who were apt to over-estimate the labor and expense, but when means were once provided it was a small cost. Last year he found that irrigation did not average more than \$2.00 per acre. As far as natural advantages were concerned, he thought it could claim very little advantage over the country immediately north or south of it. But Colorado claimed the highest mountains, which formed storehouses of vast bodies of snow, which thus furnished water through the summer, while in the other country mentioned the streams failed in the hot season. He claimed for Colorado better marketing, water, and railways than any other country. Close at hand was the largest coal field in the world. Artesian wells were being tried. The mountains contained immense timber regions. The average yield of potatoes was from 100 to 300 bushels. The experiments in fruit had been limited. Grapes, pears, peaches, strawberries, raspberries were very successful. One gentleman had cleared \$1,600 from half an acre of strawberries last season. Grasshoppers had damaged crops last year on an average of 5 per cent. Sheep were also successful. One farmer's increase from 5,000 ewes was 6,000 lambs (Laughter). Apples were immense, too, in size and amount raised. Colorado fruit, with the exception of grapes, was superior in flavor to that raised in California. The place was free from Indians and other abominations. These strangers did not often drive away cattle—they preferred killing what they wanted, and stealing horses. A herd of cattle, consisting of a bull, cow, calf, yearling, 2-year and 3-year animals, could be bought at \$6.00 per head in Texas. He would not, however, recommend colonists to purchase in Texas. The country lying between Colorado and Texas was occupied by hostile Indians. The winters are neither long nor severe. After a cold spell in December the winters were mild. A good farm team was \$300.00. There were many horses in the country bought at from \$60.00 to \$125.00—good saddle-horses, but not suitable to put to work. He advised taking horses from the East, as well as everything else. Good working-oxen were worth \$125 per yoke. There was a great quantity and variety of stone for building purposes. Marble was not good. The cost of breaking up lands was no greater than in this country. The

uplands could all be broken up by a pair of single horses. The best farmers did their plowing in the fall. The water was generally soft, but was sometimes found hard, not impregnated with sulphur. Game and fish abounded—mountain sheep and grouse, pheasants and buffalo, at the foot of the mountains.

The gentlemen in the audience having completed their catechism, the speaker left the platform warmly applauded. A vote of thanks was tendered him for his able and full account of the new country, and the meeting then adjourned.

It is stated that the community that is to become a monument of Chicago enterprise, is to receive its name from the President of the embryo colony, and be called Collyer Colony.

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[MISREPRESENTATIONS IN COLONY ADVERTISING.]

Our citizens will be glad to know that Colorado produces an abundance of apples. In the *Chicago Tribune's* account of Mr. Byers' speech in behalf of the colony being raised by the National Land Company, we find the following: "Apples (in Colorado) were immense, too, in size and amount raised." "Colorado fruit, with the exception of grapes, was superior to that raised in California." Colorado has enough advantages without stating as facts what must yet be demonstrated. When the Chicago Colony arrives in our country, the members may be foolish enough to think that they have been deluded into casting their lot with us by false assertions.

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[ARRIVAL OF LOCATING COMMITTEE.]

HO FOR COLORADO!<sup>12</sup>

The First Colony of the Year.

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The Kansas Pacific train from the east this morning brought among its passengers the following named gentlemen: H. D. Emery, Esq., editor of the *Prairie Farmer*; W. Holley, H. J. Hall of Chicago, and Judge Seth Terry of Rockford, Ill. They were duly booked at the Broadwell House. They have come to look the country over, and select a location for the Chicago Colony. General Cameron and Mr. Holmes of Greeley, met them here,

<sup>1</sup>*Daily Colorado Tribune*, January 18, 1871, p. 4.

<sup>2</sup>*Daily Colorado Tribune*, January 19, 1871, p. 1.



and they will go up there to-morrow and see what is to be seen. They will visit Southern Colorado also, the object being to choose the best available place where water can be utilized with least expense and greatest advantage, both for irrigation of the lands and for agriculture. As soon as they have finished their observations they will forward a report to Chicago to be acted upon. The members of the colony desire to get on to the ground and construct ditches, buildings, etc., in time for Spring planting. A short sketch of the colony and the material it is made of, will be of interest here. The organization was formed at Farwell Hall, Chicago, on November 17th. Its officers are as follows: Rev. Robert Collyer, President; S. H. Gay, Vice President; Lieut. Governor William Bross, Treasurer; C. N. Pratt, Secretary; Geo. S. Bowen, S. D. Kimbark and H. D. Emery, Executive Committee. The colony already consists of 200 families. Seventeen States are represented, north and south, east and west—from Whitewater, Wisconsin, to St. Augustine, Florida; and from Omaha to Portland, Maine. As an indication of the interest felt in the enterprise, we have the fact that over eleven hundred applications have already been made for information respecting the plans of the colony, and letters continue to be received by the Treasurer, ranging from twenty to forty per day, and covering all parts of the country. One person in New York, a lady of large income, which she devotes mainly to aiding others without means, has taken twenty-five memberships for persons to whom she wishes to give a start in life, and she will use upwards of \$20,000 in this way. Another lady has offered to endow an institution of education in the colony, with \$50,000, to be increased if found desirable or necessary. As the colony membership is constantly gaining, it is probable that their advent to Colorado will add from 1,000 to 1,200 to our population and the aiders of this enterprise are prominent capitalists of Chicago and other cities. We may name of those most active in helping on the good work, Messrs. Bowen, Hunt & Winslow; Field, Leiter & Co.; W. A. Butters & Co.; Enos Brown & Co.; Reynolds, Brown & Co.; Grannis & Farwell; Van Schaack, Stevenson & Reed; Stanton & Co.; Hollister & Phelps; J. P. Dolton & Co.; Hall, Kimbark & Co.; Keith Bros.; Ira P. Bowen; Cobb Bros.; Cook, Coburn & Co.; all of Chicago. And we may also mention the name



of Mr. George Esterly, of Whitewater, Wisconsin, a leading manufacturer of agricultural implements, who will secure a membership and probably locate a residence for summer visits. We learn that Gov. Bross, Rev. Robert Collyer, Geo. S. Bowen, Wm. A. Butters and other leading men, although they will not reside here, yet will build dwellings on the colony grounds for occasional visits. At the close of his present lecture season, Rev. Robert Collyer will visit the colony and other parts of Colorado. He will then make a three months' lecturing tour in England with reference to bringing out accessions of English families to the colony. Mr. P. J. Kelley, of New York, who represents the twenty-five memberships taken by a New York lady, is now here and will accompany the party in looking for a site. It is possible the new colony may join the one at Greeley, as very liberal terms have been offered to bring about this result. Should this be effected Greeley will boom up as one of the big towns of the Territory, before it has reached its second year, and will represent an element of political, educational and moral strength of great influence all through the Territory. We are glad that the colony is made up of such excellent material. A very large amount of capital will be represented by the actual and resident members. They will mostly engage in agricultural pursuits, but all branches of industry and professions will be represented. A full-grown, busy town, with merchants, bankers, manufacturers, and professional men, schools, churches, good society, and all the elements of strength, will show itself somewhere in Colorado before the end of summer. Neither the site nor the name of the town is yet chosen. This is the rapid way of settling up the New West. Building a town and giving it all industrial and social facilities is now-a-days, and out here, the work of but a few weeks. In conversation with some of the gentlemen here to-day, we were pleased to know that several members will pay much attention to stock-raising, wool-growing and manufactures. We hear of plans connected with this grand enterprise which we cannot now reveal, but Denver is to receive important and substantial benefits, by large investments here. Mr. H. D. Emery, editor of the *Prairie Farmer*, who accompanies the prospectors, will study our country and give the results of his observation and experience in his valuable paper. We are glad, so early in the

year, to chronicle this move, among the many now in progress, for settling up the thirty-eighth State—Colorado.

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[ARRIVAL OF LOCATING COMMITTEE.]

—'The Locating Committee of the Chicago Colony arrived in Denver last Thursday morning. They are named as follows: H. D. Emery, Editor of the *Prairie Farmer*, Judge Terry of Rockford, Illinois, accompanied by W. Holly and H. J. Hull. Another member of the committee, Mr. J. P. Kelley, of New York, has been in Greeley for some time but he met his associates upon their arrival, while General Cameron and Mr. N. Holmes, of our Colony, being in Denver, met them also.

This committee has already started on the search for a suitable location, and when last heard from, they had gone to Boulder, with the intention of proceeding to Fort Collins, and thence hither down the Cache la Poudre. The work of deciding upon a location requires much time and consideration, and a month will probably pass before a conclusion can be reached. The Colony is said to number already over two hundred members, and the prospect for a still larger number is highly encouraging.

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THE CHICAGO COLORADO COLONY.<sup>2</sup>

Opening of Headquarter Offices in Denver.

Mr. H. D. Emery of the Chicago Colony Locating Committee, left last evening for home to report on the fatness of the land. The remainder of the committee stay here, where they have opened an office, No. 23 Blake Street, over Strickler & Mahar's commission ware-house. Some members of the committee will be present at the office at all hours, to answer inquiries, receive their friends, etc. Any one interested in the success of the colony may be sure of receiving a hearty welcome at the headquarters in Denver. The report of Mr. Emery will be made to the colony at a meeting to be held in Chicago on Monday next, when a selection of grounds will be made.

<sup>1</sup>*Greeley Tribune*, January 25, 1871, p. 2.

<sup>2</sup>*Denver Daily Tribune*, January 28, 1871, p. 4.

## [CHICAGO COLONY OFFICE IN DENVER.]

—<sup>1</sup>The return of Mr. H. D. Emery to Chicago to report on what he has seen in Colorado, and the opening of an office in this city by the remainder of the Chicago colony locating committee, are items in which the public have a decided interest. The office is on Blake street, over the Elephant corral, which place will be the colony's headquarters for the present. The report of Mr. Emery will be presented in Chicago on Monday next. In the meantime a cordial welcome will be extended to the committee and to the coming colony.

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## [WORK OF LOCATING COMMITTEE.]

CHICAGO COLONY.<sup>2</sup>

The Locating Committee of the Chicago Colony went from Denver up to Platte Canon, twenty-five miles, and back; thence to Boulder, with the intention of passing to Fort Collins and thence down the Cache la Poudre to Greeley, but the snow drifts were so deep they returned from Boulder to Denver, and then came down to Greeley on the train, arriving at 10 30 A. M., and returned to Denver at 4 30 P. M., same day. We heard, incidentally, that they visited the Big Bend, twenty miles South on the railroad and on the route to Denver. We now learn that they have opened an office in Denver, and that Mr. Emery has returned to Chicago to report to the meeting to be held in that city this week. Previously Mr. Kelley had spent some time at Fort Collins, when he visited the adjacent country. When we know more we can tell more.

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SKETCH OF ROBERT COLLYER<sup>3</sup>

PRESIDENT OF THE CHICAGO COLONY.

*(From the Boston Bazar)*

He was born in England in 1823. His father a blacksmith by trade, dropped dead at the anvil, leaving the mother with no money, and five children, of whom Robert was the oldest. Of his mother, who still survives, he speaks with great respect and affec-

<sup>1</sup>*Daily Rocky Mountain News*, January 29, 1871, p. 4.<sup>2</sup>*Greeley Tribune*, February 1, 1871, p. 2.<sup>3</sup>*Greeley Tribune*, February 1, 1871, p. 4.

tion. Robert was sent to school where he remained until he was seven and a half years—the age at which with us, most children begin their education. Then he was put to the factory, the only resource for the children of the poor in those days, for it was before the passage of the factory act.

At the age of fourteen he left the linen factory to go as apprentice to a blacksmith at Ilkley (the olicana of the Roman's Britain) and we may thank his ten years' hard work at the Ilkley forge for the strong lungs and athletic frame, so rare in men of his profession, which Mr. Collyer now possesses. At that anvil, the only study-table he ever owned, he employed all his leisure moments in reading the best books of the time; and there, with many a good horse shoe, of which he is still proud, the problem of his own destiny was wrought out. In 1847, influenced, no doubt, by one of those powerful preachers whose impression upon the minds of the Yorkshiremen, Mrs. Gaskell has vividly portrayed, Mr. Collyer, twenty-four years old, was converted to methodism. The following year, while still wielding his heavy hammer at Ilkley on the week days, in the Methodist chapels thereabouts on Sunday, he dealt ponderous blows at the vice of the dale's folk.

Resolving, New Year's, 1850, to emigrate to America, he, with his wife and child, landed in this country May 11 of the same year, and a week later went to work at his trade at Shoemakertown, Pa. Having brought letters from England, introducing him to the Philadelphia Conference, he was granted a license as a local preacher, and at Shoemakertown, as before at Ilkley, while laboring diligently at his trade, and devouring eagerly all the good English books upon which he could lay his hands, he exhorted his brethren in the fields, and wherever he could get a chance. It being customary for local preachers to "find themselves", Mr. Collyer received, for ten years' service in that capacity, one almanac, various household necessities, and \$10 in money. But he got what he values more than money, the love and good will of his hearers, and an experience which he considers the richest of his life. His conversion to Methodism, and his subsequent connection with that sect, he regards with affectionate gratitude.

In February, 1859, the Chicago ministry at large being in need of an earnest and unsectarian worker, he was recommended



to the place in a noble letter from Dr. Furness; and the Unitarian pulpit of the City being then vacant, Mr. Collyer was invited to supply it the Sunday after his arrival. Mr. Collyer is in no sense a sensational preacher, but the bare announcement that he is to speak in any place fills the house to its utmost capacity; and audiences familiar with the oratory of a Beecher or a Chapin reckon it a privilege to look into the beaming face and listen to the glowing words of the blacksmith preacher. Free from the formality of the schools, independent of dogmas and creeds, without the cold intellectuality so often charged upon his denomination, brimming over with love to man and trust in God, a man to whom religion is as natural an element and as necessary as the air he breathes, he stands before his audiences with his sturdy English frame, and, in simple Saxon phrase, utters such brave, true words, with such strength and pathos, that the hearts of his hearers are thrilled by his eloquence.

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[REPORT OF LOCATING COMMITTEE.]

THE CHICAGO COLORADO COLONY<sup>1</sup>

Mr. Emery, of the Locating Committee of the Chicago Colorado Colony, returned a day or two since, bringing with him the report of the Committee. They have made, we understand, a careful examination of the whole country from south of Denver to north of the Cache le Poudre, and extending out from the foot of the mountains to the line of the Denver Pacific Railroad. This stretch of country is about a hundred miles in length, and embraces several tracts of valuable farming and grazing lands, easily irrigated, and with eligible situations for town-sites. The executive Committee have accepted the report of the Locating Committee, and have decided upon the purchase of that section which seems to be the most valuable and best fitted for the planting of a colony. Steps have already been taken to secure the lands, and, when these are concluded, a public announcement will be made of the choice of the Committee. The delay is only to guard against the possibility of speculation in the lands in anticipation of the settlement of the colony, and that the whole tract, excepting only such lands as are already occupied by old settlers, may be secured

<sup>1</sup>*Chicago Tribune*, February 1, 1871, p. 4.



for the colonists. The arrangements will all, doubtless, be completed in a few days, when measures will be taken for the colonists to immediately go forward and take possession. Many of them are anxiously waiting for the signal for a start.

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[CHICAGO COLONY LOCATING COMMITTEE INVITED TO VISIT  
PUEBLO.]

<sup>1</sup>We are informed that the Locating Committee of the Chicago and Colorado colony are now in Denver looking up a proper site for their proposed settlement.. Come down here, gentlemen, and see the finest part of Colorado Do not be deterred by the bugaboo tales that you will most likely hear in Denver, but come down and see for yourselves.

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[FAVORABLE COMMENT ON LOCATION SELECTED FOR CHICAGO  
COLONY.]

THE CHICAGO COLORADO COLONY<sup>2</sup>

The *Chicago Journal* of the 2d says: One member of the locating committee of the Chicago Colorado Colony, Mr. Emery, has returned home, bringing with him the report of the committee. They have made a careful examination of the whole country from south of Denver to north of the Cache-la-Poudre, and extending out from the foot of the mountains to the line of the Denver Pacific Railroad. This strip of country is about a hundred miles in length and embraces several tracts of valuable farming and grazing lands, easily irrigated, with eligible situations for town sites. The Executive Committee have accepted the report of the Locating Committee, and have decided upon the purchase of that section (five and a half townships) which seems to be the most valuable and best fitted for the planting of a colony. Steps have already been taken to secure the lands, and when that is made a public announcement will be made of the choice of the committee. We speak from personal knowledge when we say that the location selected is one of the best that could have been found in that whole territory. The new town will be laid out immediately—an en-

<sup>1</sup>*Colorado Chieftain*, February 2, 1871, p. 1.

<sup>2</sup>*Denver Daily Tribune*, February 6, 1871, p. 4.

gineer and surveyor having been sent out from this city for that purpose—and within the next three weeks, the erection of houses, stores, shops, etc., will be commenced. Other colonies, similar to this, are in contemplation, by prominent residents of Chicago and Michigan, and there is every prospect of an unusually heavy emigration to the “new West” during the coming season. An influential citizen of England writes to Colonel C. N. Pratt, of this city, that sixty English families, some of them quite wealthy, are preparing to start for America in April next, and will locate together at some point on the line of the Kansas Pacific Railroad, either in Western Kansas or Eastern Colorado. The Kansas Pacific Railroad Company are offering unprecedented facilities for parties desiring to explore, settle in and develop the resources of, the magnificent country through which that road passes. And the cry is: “Westward, Ho!”

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[APPROVAL OF COLONY SITE.]

—<sup>1</sup>Burlington and the citizens of the north east corner of the county are greatly rejoiced over the selection that has been made by the Chicago Colony. This colony has selected Pleasant Valley as their future home, than which no finer or better selection could have been made on the eastern slope of the Rockies. All hail! and welcome to the new comers.

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[MANY SUITABLE LOCATIONS FOR COLONIES.]

THE CHICAGO COLONY.<sup>2</sup>

We understand that the Chicago Colony has been located in Pleasant Valley, on the St. Vrain, near Boulder City, about 30 miles from Greeley by wagon road, and 60 by railroad and some 6 or 8 miles from the terminus of the Boulder Valley Railroad. Active efforts are on foot for the extension of this road, but whether the new colonists are expected to help build it we are not informed. The location is undoubtedly a good one, and it is in the neighborhood of the best cultivated region in Colorado, but whether it is the best location that could have been had, we shall not say, nor are the Locating Committee able to say, because they did not

<sup>1</sup>*Boulder County News*, February 8, 1871, p. 3.

<sup>2</sup>*Greeley Tribune*, February 8, 1871, p. 2.

visit what we called good locations. Their decision is in the highest degree favorable for Colorado, and for colonization, because it shows there are more suitable locations for colonies than had been supposed.

### THE CHICAGO-COLORADO COLONY.<sup>1</sup>

#### Location of their New Home and its Advantages.

The locating committee of the Chicago-Colorado Colony having been here, examined the country, selected the site which they thought offered the greatest advantages, returned and reported, and the colony having adopted the report, and sufficient time having been given for the colony to secure the grounds, we may now make public the exact location and tell its advantages. The lands are described as follows:

Twp. 2 north 68 west				Twp. 3 north 68 west			
"	2	"	69	"	1	"	69
"	2	"	70	"	1	"	70
"	3	"	69	"	1	south	69
"	3	"	70	"			

These lands are situated in Boulder County, and the town of Burlington is pretty nearly in the centre, the lands extending some eight miles north of that place, ten south, nine east and nine west, —the western limit taking in the "hog-backs." The Little Thompson flows on the north, Coal Creek on the south and south-east, and St. Vrains, Left Hand, and Boulder Creeks through the lands. The town of Erie is but a short distance south-east, and consequently, even if the Denver and Boulder Valley railroad should not be extended at present, the colony will not be remote from railroad facilities.

Boulder County probably contains as great, if not a greater variety of resources than any other county in the Territory. It is celebrated all through the west for its great coal fields, and the knowledge of their importance is rapidly being extended to the people of the whole country. In ten years from now "Boulder coal" will be as well known as "Lehigh." The Chicago Colorado Colony has the Boulder coal fields at its very doors.

<sup>1</sup>*Denver Daily Tribune*, February 11, 1871, p. 4.

The agricultural capacities of Boulder are unparalleled. The soil is extraordinary, while the gentle eastward slope of the surface, and the numerous streams flowing from the mountains, renders irrigation cheap and easy and profitable. Nearly every acre of the lands selected by the colony are susceptible of irrigation.

Some of the mines of Boulder County are justly celebrated. She has rich gold ores, fabulously rich silver, iron in great abundance, and copper, lead, and others all ready to yield up their riches when man calls it forth. The Cariboo mines, about 30 miles from the location of the colony, are new, but a majority of those who have been there and who are acquainted with the territorial mining resources, confidently predict that they will prove the best yet discovered in Colorado.

The nearness of the coal, and iron, would naturally indicate that the first great iron works of the Territory would be located somewhere in this County, and especially when is considered the immense water power always at command.

The large quantities of silver ores will, in fact does now, require smelting works for its reduction. In fact, Boulder is destined to become one great industrial county, producing a great variety of useful and valuable articles.

The selection of lands in this county, will give to the Chicago Colony a greater variety of labor in which its members can find employment, than any other location we know of in these parts, and if the Colony is not successful, it will not be the fault of the country, but of bad management.

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[REPORT THAT ENGLISH COLONISTS WILL JOIN CHICAGO COLONY.]

<sup>1</sup>The Chicago Colony is alive with preparations for invading Colorado. Col. Pratt has been lecturing in Ohio on our resources, etc., and all the agricultural papers have the Colony advertisement. They desire to enlist all the farmers possible. We understand that the roll of names is daily increasing. A small colony of about fifty, with considerable means, from Manchester, England, are about to join their fortunes with them. We understand that the members will in a few days begin to arrive, and with them

<sup>1</sup>*Denver Daily Tribune*, February 14, 1871, p. 2.

Governor Bross and Rev. Dr. Collyer to see the Colony well started on their new grounds. Several business men will join them with a view of locating and supplying their mercantile wants. Mr. Gillett, of Illinois, is already here, and intends to stock up with hardware as soon as the settlement is begun.

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### THE CHICAGO COLONY.<sup>1</sup>

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#### Their New Town and What they will Call it.

During the past week the following members of the Chicago Colony have been on the ground completing the survey of the 20,000 acres included in their purchase: Seth Terry, P. J. Kelley, C. Stokes, A. Hanson, Richard Fawcett, H. J. Hall, and Messrs. Ford and Woodson. Mr. Hall came down last evening with Judge Terry, who left for Chicago. Mr. Hall informs us that the town site which they have chosen, subject to the approval of the executive committee in Chicago, lies one mile north of the town of Burlington. The people of that enterprising place have donated a section of land well located, and in every way desirable for the purposes of the colony. The trustees have been advised of this plan, and a telegram is expected to-day ratifying the gift of Burlington, and accepting that site as the colony town. The colonists are preparing to come on, and several families are waiting in Chicago. It is expected that arrangements will be made for about 300 families to arrive on the ground within two or three weeks. They will come via. the Kansas Pacific road, and Denver should give them a hearty welcome.

It becomes a question among the colonists what they will call the town. We have heard several names proposed—New Chicago, Collyer and Bross, the latter two designed to honor the founders and chief promoters of the colony. There will no doubt be other candidates for the title. In this case there's a good deal in a name. There is capital, energy, a go-ahead spirit among the members of the colony. They will be one of the best communities in Colorado. They will give an impetus to the development of the Territory. They will be one of the chief towns, in a year perhaps the largest,

<sup>1</sup>*Denver Daily Tribune*, February 16, 1871, p. 4.



in Northern Colorado except Denver. They will have schools, churches, library, newspaper, and all the elements of a thrifty town before summer. If the present site is fully determined on, ditches will be begun next week, buildings put up, and a full start given to the embryo town. Farms, gardens and trees will be put under cultivation at once. Stock raising will be a business attended to in large proportions by many of the citizens. An agricultural warehouse, and hardware store, will be among the first buildings put up. Twelve car loads of lumber are now on the way from Chicago, and are expected to be delivered at the terminus of the Boulder Valley Railroad by Monday. Mr. Kelley will go into brick making near the ground. Coal has been found in large quantities within three miles of the proposed town site. Building stone and fire-clay of good quality are near at hand. Everything now promises well for the coming colony, and we hope in a few days to chronicle their arrival.

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[MISSTATEMENTS CORRECTED.]

CARD.<sup>1</sup>

Denver, Feb. 17, 1871.

Editors News: Seeing an article published in last evening's *Tribune*, headed "Chicago Colony," abounding with so many errors and misstatements, which in its zeal for news items it so hastily gleans from every adventurer coming Chicagoward, I deem it but just that some of them should be corrected through your valuable paper. In the first place, Judge Terry, instead of leaving for the east on the evening of the 15th, left some six days previous. In the second place, neither the colony nor any authorized member thereof has selected or recommended to the trustees of the colony the town site north of Burlington, nor any other town site. There are many other false statements made in the article, which though harmless of themselves are calculated to mislead and do much harm to the highly enterprising colony referred to. It is but just to say that there are but two members of that colony who are authorized to act for or represent said colony in the Territory at this time, and they are Messrs. P. J. Kelly of New York, and R.

<sup>1</sup>*Daily Rocky Mountain News*, February 18, 1871, p. 4.

Hanson of Chicago, from whom all can get any reliable information that relates to the colony that they may consider judicious to impart.

COLONIST.

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### CHICAGO-COLORADO<sup>1</sup>

#### Staking out the New Colony Town.

Among the arrivals by the Kansas Pacific train this morning, were George S. Bowen, Esq., Chairman of the Executive Committee; and Henry D. Emery, Esq., editor of the *Prairie Farmer*, and Judge Seth Terry, of Rockford, Ill., of the Locating Committee of the Chicago Colony. They left Chicago on Monday, and bring the information that about two hundred of the colonists are ready and waiting to come on as soon as the new town is marked out. The numbers who were adding their names, increases every day, and one of the gentlemen who arrived this morning, expresses the opinion that the new town will have a population of not less than 1,000 inhabitants by the first of June. On Saturday last \$4,000 was taken in for membership by the Treasurer at Chicago. The Locating Committee have been in consultation at Colony headquarters over Strickler and Mahar's store, Blake Street, during the day. They started to-night for Boulder County, in company with other members of the Colony. It is expected that they will decide early in the week whether the town site donated by Burlington will be accepted, or some other location chosen. Several gentlemen are waiting here designing to go into business in the town as soon as it is established and the colonists arrive. The opinion to some extent prevailing that the majority of the new settlers are to be from Chicago and Northern Illinois is incorrect. As many as twenty different States will be represented; and we notice that there are already in town several members from "way down East." Among those who arrived this morning are J. M. Mumford, W. F. Mumford, J. M. Munford, Jr., and George Tarbox, of Pawtucket, Rhode Island. Judge Seth Terry was recently from Connecticut, and is a cousin of General Alfred Terry of that State. Among those from "over the ocean" who will unite their fortunes with the colony, are Mr. Bishop and family, from England, who

<sup>1</sup>*Denver Daily Tribune*, February 23, 1871, p. 4.

are now stopping at the Broadwell House. We hope in a few days to chronicle the fact that the new town is staked out and everything going ahead prosperously.

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[COLONY LEADERS ARRIVE IN DENVER.]

PERSONAL.<sup>1</sup>

Judge Terry, of Rockford, Illinois; H. T. Emery, editor of the *Prairie Farmer*; and George C. Bowen, of Messrs. Bowen Brothers, Chicago, arrived in this city yesterday. They are prominent members of the Chicago-Colorado colony, and have gone to the colony location.

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[GEORGE S. BOWEN IN DENVER.]

<sup>2</sup>We had the pleasure of making the acquaintance of George S. Bowen, Esq., of Chicago, one of the well-known Bowen Brothers, and a member of the Dry Goods house of Bowen, Hunt & Winslow. Mr. Bowen has taken a warm interest in the establishment of the Chicago-Colorado Colony, and is here to attend to the final location of the colony and commencement of the new town. In addition to the conduct of a large business, Mr. Bowen is a successful farmer near Chicago, and is also President of the Woolen Manufacturer's Association of the West and South. He expresses himself as delighted with the climate and the many agricultural advantages of Colorado.

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CHICAGO-COLORADO COLONY.<sup>3</sup>

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Final Location of the Town Site.

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Large Accessions from Burlington People.

We take pleasure in announcing that the location of the town site of the Chicago-Colorado Colony was decided on Tuesday. It is as was stated a few days since in the *Tribune*—about one mile north of the present town of Burlington, in township two, section three, range sixty-nine. The site is sufficiently elevated to command a magnificent view of the surrounding country, being

<sup>1</sup>*Daily Rocky Mountain News*, February 24, 1871, p. 4.

<sup>2</sup>*Denver Daily Tribune*, February 27, 1871, p. 4.

<sup>3</sup>*Denver Daily Tribune*, March 2, 1871, p. 4.

on the borders of Pleasant Valley, through which runs the St. Vrain. It is surrounded by a settled and well developed agricultural region. The residents in the vicinity of Burlington appreciating the advantages of so large an accession to their number, have generously donated a large quantity of land, already provided with irrigating ditches, so that several hundred acres of land can be at once cultivated. At a public meeting at Burlington Tuesday evening, seventy-four of the inhabitants joined the colony and it is expected that this number will be doubled during the week. The following are the names of those who joined: H. C. Woodworth, E. J. Coffman, W. W. Foos, J. M. Smith, A. L. Wilson, F. C. Beckwith, David Baumert, J. W. Turrell, D. S. Coffman, William H. Dirk, Charles Barclay, E. F. Beckwith, A. Clawson, J. Hertha, R. Streeter, John H. Wells, Wm. Secor, J. L. Dwight, J. U. Jones, D. Taylor, H. Manners, J. C. Bailey, E. S. Low, Barney McNeal, Wm. Beardsley, James Andrew, R. M. Burch, Geo. L. Beckwith, E. H. Andrews, H. Lockhart, J. C. White, J. D. Coffman, Geo. Cronk, Alonzo Bassett, Geo. Rhoades, Harvey Palmer, W. W. Barker, R. W. Allen, James Blair, J. Larimer, N. Kinney, G. W. Brown, J. B. Roades, Hess Smith, Jos. Milner, Wm. Cary, Chas. Darnington, E. B. Newman, D. White, J. C. Perine, Mary A. Allen, Marie E. Kickens, R. J. Franklin, A. Clark, R. Coffin, E. D. Crawford, Thos. Smith, William Bryan, Theo. Smith, J. T. Kelly, Winton Smith, Thos. S. Peck, Wm. A. Finch, J. McCan, C. J. Hoover, Dr. Gooding, J. F. Platte, John A. Titus, C. P. Peniston, Garrett Clawson and T. H. Smith. A building of sufficient size to furnish ample accommodations for public meetings, a temporary stopping place for colonists, etc., is already under way. Several other buildings have been commenced, and the heights over-looking the ancient town present a scene of unwonted activity. Burlington has already a post-office, two hotels, a good drug store, several general stores, two blacksmith shops, etc., etc., and last a fine school building, in which a large school is now taught by Mrs. Sampson, from Western New York. Her efforts are highly spoken of by those parents who have children under her care. A Methodist Society is established—Rev. Mr. Van Valkenburg in charge. It would be hard for a colony to start under fairer auspices, and while every citizen of the town welcomes the



advent of capital and enterprise, the colony is no less gratified to meet so warm a reception, and will doubtless appreciate and return the favors now shown, with interest.

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### CHICAGO-COLORADO COLONY.<sup>1</sup>

Location of the town site—Their lands, prospects, etc.

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The locating committee of the Chicago-Colorado colony, consisting of Judge Seth Terry, Geo. S. Bowen, P. J. Kelly, and H. D. Emery, returned to this city on Wednesday evening, having on that day completed their labors by the location of a town site, and a final selection of lands for the colony. The location comprises about 55,000 acres within townships two and three north, in range sixty-eight, and two and three north in range sixty-nine; 23,000 acres having been purchased from the National Land company, 30,000 acres from the government, and the balance made up from donations and purchases from private individuals. The selection is an admirable one in every particular. The lands lay on either side of the St. Vrain, of the Boulder, and also on Left Hand, a tributary of the St. Vrain, and in addition are watered on the north by the Little Thompson. They extend out from the base of the mountains a distance of about twenty miles. Their soil is varied, rich, and productive, and is well adapted for the raising of all kinds of grains and vegetables. They are surrounded by fine grass and grazing sections, the range for stock being excellent. The scenery combines the beautiful, the grand and the picturesque, while the climate is favorable in every particular. Their situation as regards markets is also fortunate. The town is located near the centre of the lands, in section three, township two, north range sixty-nine. It is on the north bank of the St. Vrain, on the bluff, and adjoining on the north the present site of Burlington. It is in the midst of a richly cultivated country, commands a splendid view of the mountains, can be easily irrigated and improved, and will at once become the centre of a large and lucrative trade. In determining upon this point the committee have shown much good sense and judgment. Summing

<sup>1</sup>*Daily Rocky Mountain News*, March 3, 1871, p. 2.



up briefly the advantages of the country selected by the committee for the home of the coming colony they are as follows: A rich and productive soil; an abundance of water for purposes of manufactures or of irrigation; excellent natural facilities for the construction of irrigating canals; an extended stock range; a healthful and invigorating climate; and an unequaled mountain view. Combining thus all these various natural advantages, in addition to a central position as to markets, we cannot but pronounce the action of the committee admirable, and indorse the wisdom, discretion, and sound judgment which have guided them in making their choice.

With a location made, work begins at once. There are about twenty colonists on the ground, saying nothing of those citizens of Burlington and St. Vrain valley who have become members. About seventy-five joined the colony on Wednesday, and probably as many more will follow the example. The hitherto flourishing little point of Burlington will doubtless become extinct by joining the fortunes of the new city, whose name has not yet been determined upon. As much of the colony lands is already under irrigating ditches, the committee has ordered that 1,000 acres of wheat, and if possible as many more of oats be sown. There are three car loads of lumber on the ground, and a building 24x60 for purposes of accommodation has been begun. Every effort will be made to render comfortable the coming colonists who will now soon begin to arrive. As regards distances we may add that the new town is about eight miles from Erie, the terminus of the Denver and Boulder Valley road; thirty-three miles from Denver, and about the same distance from Evans and Greeley; fifteen miles from Boulder, and about forty-five from the mining regions of Gilpin county. The mining regions of Boulder county are distant from fifteen to twenty-five miles. The new colony thus starts with every prospect and assurance of success.

In giving place to these facts, and indorsing the action of the committee, we must extend to the colonists a warm and cordial welcome. They are coming to a new territory, whose future is promising, whose resources are varied and extensive, and whose inducements for the colonist are unrivalled. They are coming under auspices most favorable, and with advantages secured,

which cannot fail to be appreciated. We congratulate them on the prospects opened to them in their new home, and welcome them to a share in all that constitutes a true Coloradan. Mingled with our greeting to the new colony are congratulations to the people of Colorado on the large addition of wealth, intelligence and industry which their coming guarantees. They bring with them new promises of prosperity, new pledges of social, industrial and educational progress. As they leave old homes to find new ones at the base of the Rocky Mountains, let a hearty welcome from the pioneers render the change more pleasant, smooth the rough edges of frontier life, and instill at once that pride in Colorado, its present and its future, its advancement, and its prosperity, which will hasten our social and material growth and render more certain the progress which awaits our territory.

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*(Special correspondence of the Denver Tribune.)*

#### ALL ABOUT THE CHICAGO COLONY.<sup>1</sup>

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Location, Prospects, Promoters, and Resources—Information  
for All.

Burlington, March 4, 1871.

Eds. Tribune:—Our hitherto quiet village, sleeping peacefully under the shadows of Long's Peak and the Snowy Range, has been invaded, roused, excited, stirred up and agitated by the advent of numerous "colony committees," who have come among us singly, in squads and in companies, to investigate the resources of our soil, and the many advantages of our location and its surroundings. On Wednesday last we were agreeably surprised by the information that the gentlemen representing the Chicago-Colorado Colony, had decided to locate the site of their town on the heights nearly a mile from Burlington, which will of course transfer the greater part of the business now done here to the new village. As there are several items of interest to the public that have not appeared as yet in the Denver papers, I will furnish a few brief notes to supply the omission. Our village is one of the earliest settlements in the Territory, the warm rich alluvial bottoms of the St. Vrain,

<sup>1</sup>*Denver Daily Tribune*, March 6, 1871, p. 4.

Boulder and Left Hand, having attracted the attention of the mountain miners in 1860. An agricultural population second to none east or west in wealth and enterprise, has its centre of business here, and without the advent of new comers, would in a few years outrivalled any community in education and refinement. A public school building costing about \$3,500, is filled with bright intelligent children, furnished with the best educational appliances in the shape of school books, maps, charts, blackboards, a fine cabinet organ, etc., etc. Mrs. Lamson from Central New York, has taught here for several months to the great satisfaction of the parents and community generally. She is an earnest capable teacher, a fine singer and instrumental performer, and is doing a good work as a pioneer teacher. The Methodist Society enjoys the services of the Rev. Mr. Van Valkenburg, who is a popular and devoted preacher. Hon. J. H. Wells enjoys the whole legal practise of the community, and is regarded as a sound practical lawyer and rapidly rising man. It is currently reported that he has been engaged on *three sides* of a legal dispute to the entire satisfaction of all concerned. Some other *on dits* are also "flying around", the result of which will probably be the purchase of a complete housekeeping outfit. We can't vouch for the truth of the latter rumor. Dr. J. H. Jones, Dr. Goodwin and Dr. Bryan minister to the health of Boulder County. Dr. Foose has a photographic gallery. C. H. Parmenter furnishes harness, saddle and other horse outfits. J. H. Rhoades has a boot and shoe shop, with plenty of business, and E. B. Newman and E. D. Crawford have each a blacksmith shop. Mrs. Allen conducts the City Hotel in unexceptionable style, while J. M. Smith, the host of the Burlington House has a large circle of friends. The St. Louis National Life Insurance Co. is represented by E. S. Lowe, and the Security Fire Insurance Co. of N. Y., by Elmer F. Beckwith, who is also the popular and efficient postmaster. Mr. H. C. Woodworth, who is one of the Greeley pioneers, and thoroughly posted in the discomforts of the early days of that ambitious town, keeps a grocery and flour store. Beckwith & Co., and S. Manners & Co., each keep a general stock of goods suited to the wants of the people, and are doing a flourishing business. Streeter & Turrell have already a first-class drug store, with as complete and ex-

tensive a stock as is to be found in the Territory; they also keep paints, oils, varnishes, notions, fishing tackle, and ammunition, and also have a well supplied news and stationery stand which is well patronized, as the proprietors are old residents, and well acquainted with the country and people. Mr. E. F. Beckwith has also a news stand. From the supplies of literature daily sold, it is evident that our people are a reading community. Mr. M. F. Gillett, one of the new comers, has distributed his advance handbills, announcing the opening of a hardware store, which is much needed. Messrs. Terry & Bliss also announce that they will supply lumber and other building materials, and purchase grain, hay, &c. Richard Fawcett, an experienced surveyor, has hung out his shingle, and Mr. Stokes is in readiness to make plans, and superintend building operations. Mr. P. J. Kelly, one of the original founders of the colony, is a practical brickmaker of large experience, and a scientific chemist, and will proceed at once to the erection of brick yards and kilns at this place and Erie. Mr. Dickens has made arrangements for running a daily express and stage line to Erie to accommodate travel. It is understood that a large number of colonists, of all persuasions, trades and professions, will shortly appear before us. Many of our wealthy farmers will take residence lots in the new town, and build immediately, in order to enjoy the social advantages and educational facilities which the large accessions soon to be made will necessarily create. We anticipate seeing many tourists and pleasure seekers in our midst during the coming season, from the fact that we are already somewhat celebrated by the pens and pencils of visitors of previous years. Prof. Agassiz stated, on his visit here, that the finest views of the Rocky Mountains, including the Snowy Range, is to be seen from this immediate vicinity. The salient features of Long's Peak have been transferred to canvass by several painters, as well as less notable heights and canons.

Trout abound in the St. Vrain and in a lake four miles northwest, which covers about 400 acres. The beds of three other lakes will be filled by ditches before the first of June. Game in the shape of antelope, deer, bear, etc., abound in the prairies and mountains.

In addition to the present hotel arrangements, other projects



are already discussed, so that visitors need feel no uneasiness that they will lack suitable attention and accommodations.

The following is a corrected list of residents of Burlington who have become members of the colony: H. C. Woodworth, E. J. Coffman, W. W. Foos, J. M. Smith, A. L. Wilson, F. C. Beckwith, David Baumert, J. W. Turrell, D. S. Coffman, William H. Dickens, Chas. Barclay, E. F. Beckwith, A. Clawson, J. Hertha, R. Streeter, John H. Wells, Wm. Secor, J. L. Dwight, Jno. N. Jones, D. Taylor, H. Manners, J. C. Bailey, E. S. Low, Barney McNeal, Wm. Beardsley, James Andrew, R. M. Burch, Geo. L. Beckwith, E. H. Andrews, H. Lockhart, J. C. White, J. D. Coffman, Geo. Cronk, Alonzo Bassett, Geo. Rhodes, Harvey Palmer, W. W. Barker, R. N. Allen, James Blair, J. Lormer, N. Kinney, G. W. Brown, J. B. Rhoades, Hess Smith, Joseph Milner, William Cary, Charles Parmington, E. B. Newnma, D. White, J. C. Perine, Mary A. Allen, Marie E. Dickens, R. I. Franklin, R. Amer, R. Coffin, E. D. Crawford, Thos. Smith, Wm. Bryan, Theo. Smith, J. T. Kelly, Winton Smith, Thos. S. Peck, Wm. A. Finch, J. McCan, C. J. Hoover, Dr. H. Goodwin, J. F. Platte, John A. Titus, C. P. Peniston, Garrett Clawson, and James L. White.

The new colony is peculiarly fortunate in securing not only the finest location in Colorado as regards grand, beautiful, picturesque scenery and favorable climate, but they have secured the choicest lands of our favored Territory, in the garden of Colorado. While all the lands they have secured can be easily and profitably irrigated, they have nearly two thousand acres that is now ready for sowing and planting. It is the intention of the Trustees to put this amount of land into grain at once without waiting for the movements of individual farmers, so that there be an abundant crop the first year. The stock range will support fifty thousand head of cattle, and the supply of water for manufacturing purposes sufficient to meet any possible demands. The markets of Boulder, Denver, and the mining districts will take all the vegetables and grains that can be produced for years to come.

The present officers are styled Trustees, representing an incorporation constituted under the general law of the Territory, and are as follows: Judge Seth Terry, P. J. Kelly and Enoch Coffman. Mr. Terry is the General Superintendent and presiding



officer of the Board. He was formerly of Hartford, Conn., but more recently of Rockford, Ill.—is a gentleman of suave yet dignified manners—a thorough business man, and cannot fail to succeed, even in the difficult position he has assumed. He is a man of substantial means, and is a builder and lumber dealer. Mr. Kelly is a native of Scotland; emigrated to this country at an early age, and has been engaged in heavy oil land and brick operations; he has been in the territory several months; represents a larger number of memberships (as special Trustee) than any other single individual, and is one of the strongest men in the organization. Mr. Coffman is one of the pioneers of Colorado, coming from Mt. Morris, Ill.; is a substantial farmer, and one of the leading men of the country. His appointment gives universal satisfaction. Having sketched some of the points of interest, I will defer other items to future letters, closing with the request that you will republish for the benefit of all concerned, your admirable article on the resources of Boulder county from the Tribune of February 11th.

Yours,

St. Vrains.

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[GREELEY PLAN OF COLONIZATION APPROVED.]

RE-ACTIVE COLONIZATION.<sup>1</sup>

The remarkable fact, as stated elsewhere, that seventy-four of the inhabitants of Burlington, and vicinity, have joined the Chicago Colony, and also, made large donations, calls for remark. In joining their Colony there is no surrender of individual liberty, no abatement of personal responsibility, nor are any social usages, nor relations interfered with in the least. They join it for the sole purpose of having a thriving town, and a thickly settled community built up in an organized manner, around them, that they may no longer be deprived of the advantages which a few men of large means possess, in owning both town and country property. The plan of organization, which originated in our Colony, and which the Chicago Colony have adopted, provides for taking hold of materials already prepared in society, and upon vacant land, and in a favorable location, constructs, not reconstructs, a city and country the same as old cities and countries exist, but with the difference

<sup>1</sup>*Greeley Tribune*, March 8, 1871, p. 2.

that each member pays the same amount as any other member, for the purchase of the land, and each has a parcel of the same value as another; by which means land speculators, and capitalists are kept at bay, and the whole community attains a position which has been the dream of all races in all ages.

The officers of this Colony long ago foresaw, that, should they be successful, not only would the manner of settling new countries be revolutionized, but that the western States, and, finally, the eastern States would be reacted upon; by which means, large parcels of land, already occupied, would be bought up by organized colonies, and subdivided into town lots and small farms, precisely as we have subdivided the land here, recently held by the savage. The almost spontaneous commingling of the Burlington people with the Chicago Colony, happily illustrates the acceptance which the plan of colonization meets; but so many great principles are involved in the working out of the plan, that it would seem that results which no one now foresees, are likely to arise.

The requirement that ardent spirits shall neither be sold nor manufactured on the Colony grounds, brings together an organized and select body, the moral part of mankind, who hitherto have always lived disassociated, and there can be no doubt but they will exercise a power with reference to moral and religious affairs much greater than ever before exhibited, for the reason that the civilization of the day has given them intelligence which, not only increases, but confirms their conviction—that is to say, a new class of man, stronger by reason of accumulated intellect, and the organization come together and clasp hands.

There are to be conflicts and discouragements, and many will be doubtful and faint-hearted, but the principle certainly must conquer, because the only life there is anywhere, is in goodness. Sin is death, and failures, and the extinguishment of families are the wages of sin. The great struggle which the human race is to meet—to meet here at the van, is, landed aristocracy, for it is a spirit opposed to every principle of liberty—to every moral and religious reform—opposed to schools, to churches and every other influence of enlightenment. Our own idea is, that the landed aristocracy is, within no distant future, to be met by colonization face to face, and foot to foot.

## [ARRIVAL OF COLONISTS.]

<sup>1</sup>We understand that two wagon loads of emigrants for the Chicago Colony, went up this morning to start in with hammer and saw, and give a hand at building up the town.

## [LOCATION OF CHICAGO COLONY.]

<sup>2</sup>The Chicago Colorado Colony has located its town site. The selection it has made is one mile north of Burlington. While we are sorry that we did not have the good fortune to secure it at this point, we congratulate the citizens of Burlington and vicinity on the success of their efforts. There is already under way several buildings to be ready for the reception of the Colonists upon their arrival. Nearly all the people of Burlington have joined the colony, and held out better inducements for the location of the town than was given elsewhere. Several hundred acres of land immediately adjoining the town, already under cultivation and ditch was donated. We do not know whether the town will receive a new name or retain the old and well known one of Burlington. To the new town we wish abundant success.

## [LOCATING COMMITTEE MAKE REPORT IN CHICAGO.]

THE CHICAGO COLORADO COLONY<sup>3</sup>

Messrs. G. S. Bowen and H. D. Emery of the committee to locate the town-site of the Chicago Colony in Colorado, returned to this city two days ago, having fulfilled, as has already been stated, the object of their errand. At a meeting of the executive committee yesterday it was determined to hold a public meeting this evening at Metropolitan Hall to hear a report from Messrs. Emery and Bowen. Mr. Byers, of the *Denver News*, is also in the city, and will attend and address the meeting. The occasion will be one of strong interest to all who have watched the progress of this enterprise, and have joined, or propose to join it, as the fullest details will be given of the advantages of the location selected for the colony, of the work already done, and of its future prospects. As the local habitation is chosen it yet remains to choose a name, and that we learn, may be announced this evening.

<sup>1</sup>*Denver Daily Tribune*, March 8, 1871, p. 4.

<sup>2</sup>*Boulder County News*, March 8, 1871, p. 2.

<sup>3</sup>*Chicago Tribune*, March 9, 1871, p. 4.

[WANTED—A NAME.]

### HOW THE COLONISTS GET ON.<sup>1</sup>

From some members of the Chicago Colony who came down last night, we gather a few facts about progress in that new settlement. The Colony building is well under way, and they are preparing next to put up Mr. Gillett's hardware store. The surveyors have nearly completed the staking out of streets. About twenty colonists are on the ground, and Burlington people are lending a hand. The ditches are surveyed, and work will be begun on them at once. Considerable lumber has been received, and more is on the way from Chicago. It is understood that several families will arrive in a few days, and as soon as sufficient houses are up, more will follow. They hope to be well underway in their new town by the 1st of April. And now people are beginning to ask "what is it?" The town name is not chosen yet. Whether they will call it New Chicago, St. Vrain, Bross, Collyer, Bowen or something else, does not yet transpire. On this subject the committee are at a loss, and we heard one of them the other day abstractedly whistling a solo, the burden of which seemed to be, "do give us a name for our colony town."

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[BYERS IN CHICAGO.]

### PERSONAL.<sup>2</sup>

The *Chicago Journal* of Wednesday last says: W. N. Byers, Esq., proprietor of the *Rocky Mountain Daily News*, arrived in this city this morning and is stopping at the Tremont. He will address the Chicago-Colorado colony meeting at Metropolitan Hall to-morrow evening.

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"LONGMONT."<sup>3</sup>

By a dispatch received on Saturday in this city, the Trustees of the Chicago-Colorado Colony learn that at a meeting held at the Metropolitan Hall in Chicago, on Thursday, a majority of the Colony voted that the name of their town should be Longmont, in honor of and partly derived from the name of the celebrated peak in the immediate vicinity. That is better than *some* they might have selected.

<sup>1</sup>*Denver Daily Tribune*, March 10, 1871, p. 4.

<sup>2</sup>*Daily Rocky Mountain News*, March 12, 1871, p. 4.

<sup>3</sup>*Denver Daily Tribune*, March 13, 1871, p. 4.



C. C. C. ITEMS.<sup>1</sup>

Enoch J. Coffman, Esq., has been appointed Superintendent of Agricultural operations for the Chicago Colony. Mr. Coffman is thoroughly experienced in Colorado farming, having been among the first who discovered its value. He will put in two full sections of new land, and 684 acres of land already ploughed for spring crops, which will give employment to a large number of teams. This will be in addition to work done by individual colonists.—E. H. Andrews has a broom manufactory, capable of supplying all demands for home consumption.—J. M. Smith will answer all calls in the meat and vegetable line, with the best of Colorado fed beef and mutton.—Mr. E. S. Barnes will open a Boarding House in a few days to accommodate the new comers until they get settled.—Mr. George Butters, late of Chicago, has been appointed clerk to the Trustees. George came to Colorado three weeks ago, a mere shadow, and can eat a square meal already—the effects of mountain air and out-door exercise.—The Colony mules, as noble a team as ever hauled a wagon, will transport passengers from Erie to the promised land, on the arrival of each daily train.—A daily mail will soon be inaugurated—a great convenience to those who have been obliged to depend on a semi-weekly.—Burlington has a flourishing Lodge of Good Templars, which meets in Independence Hall.

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LONGMONT.<sup>2</sup>

The name of the town to be located by the Chicago-Colorado colony has at last been determined on and announced. It is LONGMONT. The selection is an excellent one. It is new, euphonious, and appropriate. We surmise that it is compounded from the name of the great peak in full view of which the town will stand—"Long's"—and the French word "mont," which signifies mountain. The derivations being as follows: Long's Peak, *Long's mountain*, LONGMONT. To those familiar with the site of the new town this name will be received with pleasure. The location is on a bluff, sloping gently toward the St. Vrain, one of the most beautiful of those northern streams which come flowing down from the

<sup>1</sup>*Denver Daily Tribune*, March 13, 1871, p. 4.

<sup>2</sup>*Daily Rocky Mountain News*, March 14, 1871, p. 2.



mountains to the Platte. Toward the south and east it looks over the broad and fertile bottoms of the St. Vrain and Left-Hand, and beyond over an undulating country towards the Boulder. To the west is the great range with its ever-varying attractions, and rising far above it Long's Peak, the guardian mountain of the valley, the loftiest summit of all that rear their crests about the headwaters of the St. Vrain. What name could be more appropriate than that which will identify the new town with the ancient mountain, which will ever look down with stern and quiet grandeur upon its growing life, and its restless progress. In addition to these advantages of scenery and of name, others are to be noticed. Longmont can be easily irrigated, has a rich soil for the growth of trees and fruits, and flowers, presents excellent facilities for manufactures, and will be central as regards trade and markets. Altogether, the prospects of the newly christened town are bright, and with the energy, industry, and enterprise which will be instilled by the coming colonists, we predict for it a speedy growth and a permanent prosperity; and extend to it our best wishes, with the hope that the most cordial commercial and social relations may be begun, and daily strengthened, between it and Denver, the metropolis of Colorado.

Elsewhere will be found the proceedings of the meeting at Chicago, at which addresses were made, and the report of the locating committee presented.

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#### LIVELY TIMES AT LONGMONT<sup>1</sup>

We hear that everything goes lively at this town. Several new colonists arrived this morning by the Kansas Pacific, and at once started up by way of Erie. The colony building will soon be fully completed. About fifteen men are at work on the ditch. All are active in setting things ahead as fast as possible. Everybody works hard. The principal recreation is in laughing at the name of their town.

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#### THE RIGHT WAY TO COLONIZE.<sup>2</sup>

This morning there arrived by the Kansas Pacific train, two gentlemen and three ladies, members of the Chicago Colony.

<sup>1</sup>*Denver Daily Tribune*, March 17, 1871, p. 4.

<sup>2</sup>*Denver Daily Tribune*, March 18, 1871, p. 4.

One of the gentlemen, as soon as he can arrange for their comfort, will send on for his wife and *eight* children. The other, besides piloting the ladies out here, had in other respects gone the right way to work. A week ago he sent on three freight cars loaded with household goods, farming tools, seeds, trees and all the needs for thorough farming. He intends to plough and put in crops at once. He brings some fine horses and other stock. His goods will all be here by Monday, and he will proceed to Longmont at once. We are glad to see such signs of getting ahead in this promising colony.

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[“RURAL” ENDORSES CHICAGO COLONY.]  
THE COLORADO COMPANY<sup>1</sup>

George Monless, of Wagner, Iowa, intends to try a new country. . . . Well, Mr. M. wishes to know if the above company is bogus, what are the terms, etc. He need have no fear of bogus in a company of which Rev. Robert Collyer is President, to say nothing of its other projectors. I understand that the colonists are to manage the large purchase, and each to share in the profits. The whole plan has been published in *The Tribune*, and any further information wanted in regard to it can be had by addressing the secretary, C. N. Pratt, 111 Dearborn Street, Chicago.

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[SALE OF LOTS.]  
LONGMONT<sup>2</sup>

The residence and business lots in the new town of the Chicago-Colorado Colony will be ready for sale on Saturday next, March 25. Unlike lots in other new towns, the privilege of purchase is limited to those who have purchased memberships in the Colony.

LONGMONT.<sup>3</sup>

Matters and things at the new city—What is being done—Colonists arriving—Future prospects.

The Chicago-Colorado colony, which has located in Boulder county, and established a new city, the name of which is Longmont,

<sup>1</sup>Letter by “Rural” in Farm and Garden Section of *Chicago Tribune*, March 20, 1871, p. 4.

<sup>2</sup>*Denver Daily Tribune*, March 21, 1871, p. 4.

<sup>3</sup>*Daily Rocky Mountain News*, March 22, 1871, p. 4.

appears to be in a very thriving condition, if we are to judge from the external evidences of industry and improvement which are being constantly developed. The colony is composed of many go-ahead active workers, who are thoroughly imbued with the spirit of enterprise and the importance of the undertaking, and who are therefore exerting every possible energy to push the same to a successful end. It has the support of men of means and the encouragement of the press, and there seems to be nothing lacking to develop at Longmont one of the most active and enterprising communities in the territory.

The eastern trains are daily bringing into Denver scores of colonists, and the departing trains are conveying them to the scene of their future home. There are now in Longmont about fifty of the Chicago-Coloradans, the most of whom are delighted with the location, and all of whom are energetically engaged in making improvements.

The town site is already surveyed, and the drawing for city lots is to occur on Saturday next. Their business lots are 25x125 feet in dimensions. The residence lots are only partially surveyed, but the surveyors are engaged in staking out the lots which will contain somewhere near five acres of land—very generous indeed, and which will afford a good roomy breathing place for the occupants. The business and residence lots will be sold to those holding paid-up memberships.

The commendable enterprise of fruit growing and tree planting is to be entered into, and will prove successful beyond a doubt. On yesterday Mr. Edsall, of Illinois, arrived at Longmont with several car loads of horses, wagons, farm and garden implements, garden seeds, grain, four hundred apple, pear, and other fruit trees, and a large number of cuttings, such as raspberry, grape, etc. The farm and garden implements will be placed in use at once.

A colony building 40x60 feet, and two stories high, is nearly completed. It is to be used for the reception of the colonists, and will afford them comfortable shelter until they succeed in erecting their individual residences. The committee, represented by Judge Terry, are making every possible arrangement for the reception of the new comers.

The irrigating ditches now constructed will supply sufficient water for all the land of the colony. The old ditches are being repaired. The crops of the coming season will be plentifully supplied with water.

The farming portion of the colonists present are employed in plowing and putting in crops. Employment is immediately given to all arriving on the grounds.

Lumber is daily arriving from Chicago, and it will be but a few days ere the sound of the hammer, saw and plane will be heard constructing dwellings and places of business.

Taking all these facts into consideration we are safe in saying that Longmont has acquired a pretty good start and that the future of her prosperity is bright. The good work must be followed up, the doubters must be convinced as to the probable success of the enterprise, and then this new city will have more than a name—a substantial local habitation.

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[STATEMENT BY R. HANSON.]

Boulder City, March 21, 1871.<sup>1</sup>

Ed. Boulder News.

Sir: Being seemingly thrown in a false position by the late action of some of the officials of the Chicago Colorado Colony, I feel that justice to myself, as well as to the citizens of your town, require some explanations.

About the first of last February I was solicited by their secretary, Col. C. N. Pratt, in Chicago, at his office, to come out and work with their committee, of whom Judge Seth Terry, of Rockford, Ill., seemed to be the head or most active member, and who was at that time engaged in securing all the desirable government land they could get hold of in this county lying contiguous to lands partially purchased of the railroad company. After the solicitation to come to Colorado, as referred to by Col. Pratt, by his request went with him to ex-governor Bross' office, the treasurer of said colony, and Mr. H. D. Emery being present, it was decided that I should come out if possible to work in the interest of the colony, and relieve Judge Terry who was anxious to return

<sup>1</sup>*Boulder County News*, March 25, 1871, p. 2.



home and attend to his private business. The secretary then gave me a letter to Judge Terry and P. J. Kelly, the latter gentleman now acting as one of the trustees of said colony, stating the object of my coming being to assist them, and also procured me railroad passes and tickets to Denver, with the understanding that my other expenses should be paid by the colony, and also that for my time the colony would pay me the same as they paid Mr. Emery and others for like services. Before Mr. Terry's departure for the east, some three or four days after my arrival at Denver, by consultation with him it was decided that inasmuch as there was no favorable location for a town on the selected lands of the colony except by going several miles from where there is now, or even a probability of having a railroad soon, that I should visit Boulder city and Valmont, and see what inducements they would offer to have us locate our town with them. That I carried out my part of the arrangement, and that I did not misrepresent my position with the colony not consistent with the foregoing statements I leave for the citizens of your city to judge. Assuring you that what I have stated are indisputable facts, notwithstanding that some of the officials of said colony have denied my being authorized to act as I did in saying to the Boulder city people that certain inducements might be made or offered that would cause the colony to locate their town here, and afterwards affirmed by their setting a time when the proposals would be considered.

Truly yours,

R. Hanson.

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[DISTRIBUTION OF LOTS.]

ITEMS FROM THE CHICAGO COLONY.<sup>1</sup>

On Friday evening last a meeting of colonists was held at the school house in Burlington to discuss the plans to be pursued in the distribution of the town and residence lots. Mr. S. Manners was elected Chairman, and E. S. Lowe, Secretary. The object of the meeting was stated by J. H. Wells, Esq. Judge Terry was then called upon: he stated that he had given considerable time to the study of the Constitution under which the colony was or-

<sup>1</sup>*Denver Daily Tribune*, March 27, 1871, p. 4.



ganized; the more he studied the more he was perplexed; he had interviewed the members of the committee who prepared the document, and their views differed from each other; and at different times did not give the same interpretation. As there was a large number of colonists present, and also a large number of memberships represented, he thought that out of the various plans proposed, that some one could be decided on by such an intelligent an audience as this. He proceeded to discuss the different plans, five in number, that had been suggested, explaining the merits of each clearly and intelligently. Remarks were then made by Messrs. Wells, Streeter, Hetzel, E. J. Coffman, B. S. Barnes and others. Mr. Wells moved that the plan of drawing the names for a choice of lots be adopted. Mr. Streeter moved an amendment that the plan of meeting on the ground and endeavoring to make a choice without resort to lottery, be adopted. The amendment was carried unanimously. Mr. Wells withdrew his motion and on the suggestion of a member present, the Chairman of the Board of Trustees was requested to give notice of future meetings and plan adopted. Judge Terry then announced that a meeting would be held on the town site at 10 o'clock a. m. of Saturday the 25th. That at that hour he would be prepared to receive applications for business and residence lots; if two or more applications were made for same lot, the precedence would be established in some common sense manner; after to-morrow no collisions could possibly occur, as the books and plats would be open at all times. On Saturday the meeting on the town site was held according to appointment, when thirty business and the same number of residence lots were sold. On next Saturday, April 1st, the first quota of outside lots and farms will be ready for and distributed. The proceedings of the first distribution and roll were satisfactory to all parties interested. The colony house, 24x60 and two stories high, is completed. Mr. B. S. Barnes and wife are superintending it. Good comfortable beds and superior board is furnished at cost prices to colonists until they can get located. A building twelve feet deep, of one story, with door and window, and capable of indefinite extension, is built as fast as families come in who want temporary rooms to cook and care for themselves. Having seasoned lumber these rooms can be built at the rate of a score a day.

Messrs. C. F. and George Butters are roughing it in a tent christened the "Enterprise House."—The *Prairie Farmer* says: "The Chicago-Colorado Colony have just purchased 15,000 European Larch trees of Robert Douglas of Waukegan, for planting out on the lands in this new colony. We think this tree one of the best for that soil and climate."

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[CONDITIONS IN LONGMONT.]

CHICAGO-COLORADO COLONY.<sup>1</sup>

During the past week we spent several days in a careful investigation of this promising enterprise, that we might publish a correct statement of its present condition. The most important matter is the water supply; this has been provided for by the improvement of the Pleasant Valley ditch, which takes water from the St. Vrain high up in the canon of the same name; its length is rather more than five miles; width at top, twelve feet; at bottom, six feet; average depth, three and a half feet, calculated to carry a stream at the head of two feet in depth, which constantly decreases to the end of the ditch. The supply is certain and reliable at all seasons, when needed. The ditch has been undergoing improvements (from the head) about one and a half miles. The work is progressing rapidly, an increased force having been put on last week. Another ditch, three miles in length, conveying one-fourth as much water as the first, to apply directly to the town-site, will be repaired as soon as the first is completed. From each of the mains, lateral ditches will be thrown out for general irrigating purposes. These projected side ditches will measure about six miles. Will be put in as fast as the proper points are reached, and will water at the lowest estimate eight thousand acres, exclusive of the supply necessary for domestic purposes. The St. Vrain is a bright, running stream, never failing in the most extreme drouth, and is within three-fourths of a mile from the extreme northern town lots. Unless extreme drouth prevails up to the last of May, there will be no necessity for the use of irrigation until the crops are well out of the ground, by which time all the ditches needed this season will be completed. The most opportune fall of eight or ten inches of snow on Sunday,

<sup>1</sup>*Denver Daily Tribune*, April 10, 1871, p. 1.

and the prospect of the usual supply, is a most encouraging feature to colonists and Colorado farmers. It was the intention of the Trustees to put in a large amount of grain this spring, but various unforeseen difficulties have prevented carrying out their plans as fully as at first projected. The greater part of the new land set apart for wheat, has been too dry to plough. Fully one hundred and fifty acres previously under the plough, are ready to sow as soon as sufficient rain or snow falls; having the control of five improved seeding and drilling machines, from forty to fifty acres can be put in per day. Good wheat has been raised from seed sowed as late as the middle of May, and the best practical farmers say there is no need to be in haste about putting in crops. In 1865, sixty-two acres, actual surveyor's measurement, of land now owned by the colony, was sowed May 6th to tenth; had no irrigation, although the season was quite dry; it was threshed by the machine, and the threshing of two thousand four hundred and fifty-five bushels, the product of this sixty-two acres, paid for an average of thirty-eight bushels.

In addition to the one hundred and fifty acres, fifty have been farmed out on shares, and one hundred and fifty more will probably be let in the same way. The product will be held for sale to colonists only, and to prevent high prices if scarcity should occur, eight thousand pounds of seed wheat are contracted at three cents; an ample supply for all desiring to sow can be procured at the same figures. The breadth of land designed for oats is not sufficiently exact to be given, but it is intended to put in about the same amount as of wheat. May 28th is about the latest limit for sowing. Six thousand pounds of seed are contracted for at two and a half cents; the supply is ample at that price. It is not intended to plant corn to any extent; a few Boulder county farmers have planted corn in past years and done well; the middle of May is the limit of planting. Three acres of Early Rose potatoes are already planted; this amount will be considerably increased. June 1st is the latest limit for planting. Plenty of seed of the ordinary varieties can be had at three, three and a half cents. Excellent broom corn has been raised, and a small manufactory of brooms supplies the local demand. Very little ground has been seeded to grass within the colony limits; Clover has done

well. Hungarian does well if sown before June 1st. The low grounds bordering on the streams produce wild grass in abundance, which makes good hay after two or three mowings; no apprehensions need be entertained of a short supply. The plan of a large kitchen or market garden, at first entertained, will not be fully carried out. The accession of several practical gardeners and horticulturists, relieves the necessity of providing for the public wants by the Trustees. A sufficient breadth of rich soil, with southern exposure, which has been cultivated for years, will be assigned to individuals and families, in plots of from one to two acres, and rented at nominal rates for the present season. Potatoes, tomatoes, cabbage, turnips, onions, beets and carrots have hitherto been raised in quantities sufficient to supply the local demand. There will be no difficulty experienced by new comers in procuring all the vegetables needed, at reasonable prices; it must be remembered that prices are by the pound and not by measure.

The cost of living will not vary materially from country towns in the States; the general rule to add transportation from St. Louis or Chicago, will give the retail prices of most articles in common use; it must be remembered that anything raised in Colorado has a greater value than in the States, as labor is higher. The price of milch cows, working horses, mules and oxen, can best be given by the general rule above stated, which will apply equally as well to wagons and agricultural implements.

All the ploughing required by colonists can be contracted for at \$2.50 to \$3.00 for old ground, and \$3.00 to \$4.00 for new ground.

The following is a partial list of retail prices for staples: Bacon, 18 @ 20c; sugar cured hams, 17c; beef steak, 12 @ 14c; roasts, 10 @ 12c; beef by the quarter, 10c; salt pork, 20c; vegetables, from 2 to 3½c, except onions, 6c; eggs 20c per doz; ranch butter, 40 to 45c; States, 30 to 40c; lard, 18c; Colorado flour, \$5; corn meal, 4c; milk, 10c per quart; canned fruits and vegetables, Chicago prices, freight added.

Next to the cost of living, the most important in a new town, is building. The following is a market report obtained from the principal dealer: Common boards, joist and timber under twenty feet, \$33 per M; good States finishing lumber, dressed, 2d clear,



\$55; 3rd clear, \$45; do half inch, \$35; select flooring, \$50; clear dressed siding, \$40; 2d clear, \$35, select, \$30; select three-eighths, ceiling dressed and beaded, \$30; best quality shingles, \$7.50; second do, \$6.00; best States lath, \$8; plastering board, 9c per lb; sheathing paper, 9c; to Chicago prices of sash and doors, add about 15 per cent. for colony prices.

The prices paid for wages are not fully settled, and will probably fluctuate considerably during the present year. Last week the following was the prevailing rate: Team and man, \$5 per day; farm hands, \$25 to \$35 and board; laborers, \$1.50 to \$1.75 and board; carpenters, \$2.00 to \$3.50 and board; helpers, \$1.50 to \$2.00. Board at the village hotel, \$10 per week for regular boarders; \$2.00 per day for transient; private families, \$5 to \$8. At the colony boarding house the actual cost of provisions and cooking, vary from \$5 to \$6 per week. It may be safe to say that there is a demand for good experienced labor in any trade. The branches of business already in operation in Burlington and the new colony town, are two dry goods stores, grocery, hardware store, banker, harness shop, shoemaker, photograph artist, drug store, two blacksmith shops, barber, furniture store, lumber yard, carriage and wagon maker, blacksmith and carriage trimmer and painting establishment, two hotels, two insurance agents, butcher, firm of surveyors and architects, lawyer. In previous notice we failed to notice Mr. F. C. Beckwith, land and real estate agent, who has been long established; reference to his business was accidentally omitted. It will readily be seen that branches of business not named will have the same chances of success as in other older towns. Perhaps the most urgent need at present is for a baker, who would be well patronized.

There are about ninety adults and several children already arrived, of the colonists. Twenty inhabitants of Burlington have paid up in full for membership, and thirty-five others have made the initiatory payment. Up to Friday one hundred and thirty five building and residence lots had been selected and paid for. Improvements in the shape of buildings, fences, setting out shade and fruit trees, are going on on every side, and bid fare to make Longmont a notable town.



## [COL. C. N. PRATT IN DENVER.]

<sup>1</sup>Col. C. N. Pratt, of Chicago, general agent of the National Land company, is now in this city on business connected with the Chicago Colorado colony. As one who has borne a leading part in the organization of this great enterprise, who has given it an amount of time, attention and labor surpassed by no one, and whose ability, energy and experience in all matters pertaining thereto, has contributed so much to its success, Col. Pratt is entitled not only to a warm welcome at the hands of our citizens, but to that praise and acknowledgement which eminent services are certain to bring. The completion of the colony organization, the answers of letters and inquiries, the arrangements for transportation of freight and passengers and baggage and the hundred other things necessary in an undertaking of this kind, have all been done under the practical eye of the general agent of the National land company, whose excellent fitness for his position is most fully demonstrated. Col. Pratt's connection with the Chicago-Colorado colony will ever entitle him to the thanks and gratitude of Colorado; and it may also be said that his work for our territory will not cease when the labors attendant upon the present scheme shall come to an end. The success of the present colony will certainly lead to the organization of more to which he will only be too glad to lend aid and encouragement. Col. Pratt is a gentleman of pleasing social address, is one of the ablest and most experienced railway men in the west, and possesses an energy and enthusiasm in the practical working of immigration by colonization, which is resulting in the greatest benefit to our territory. He has always a warm welcome to Denver.

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[ARRIVAL OF CHICAGO-COLORADO COLONISTS.]

—<sup>2</sup>The colonists are beginning to come in quite lively. We are told that two or three parties have arrived direct from England, bringing with them the old country fashions, knee breeches, big shoe buckles and all. One man brought four hundred chickens to start a hennery, and another man is expected shortly with a thousand. A gentleman from Greeley has come up with the intention

<sup>1</sup>*Daily Rocky Mountain News*, April 12, 1871, p. 2.

<sup>2</sup>*Boulder County News*, April 15, 1871, p. 3.

of starting a bank in Longmont. Building is rather lively and prospects are good. About 200 of the colonists have arrived.

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[DEPARTURE OF A DISGUSTED COLONIST.]

<sup>1</sup>The first disgusted colonist from Longmont sold out Thursday and came to Denver yesterday. He was accompanied by a chum who has been playing colonist for a few days but never was. Both got gloriously drunk on the way over, and from their style then exhibited we can but congratulate the colony upon a good riddance.

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[MEETING OF CHICAGO-COLORADO COLONISTS.]

CHICAGO-COLORADO COLONY.<sup>2</sup>

A meeting of the resident members of the colony was held pursuant to call, at the school-house in Burlington, on Thursday evening last. E. D. Crawford was elected Chairman, and J. H. Wells, Secretary. The Chairman stated that he was not aware of the object of the meeting, and called on Judge Terry to address the meeting, which he proceeded to do at some length, advocating a radical change in the constitution, to provide for a different method of distributing the railroad and government lands. The plan proposed is substantially as follows:

All who choose to do so, to pre-empt eighty acres of government land within the colony limits, and in consideration of the membership fee, to be furnished water for irrigating purposes, and one town lot, which would provide for 350 members, which would absorb the government land, which amounts to 28,000 acres. Then 300 members could have assigned to them forty-acre tracts; to 50 members, twenty-acre lots; to 100 members, ten-acre lots; to 200 members, five-acre lots; to 50 members, three town lots.

This estimate provides for 1000 members and absorbs 18,000 acres of railroad land, leaving 5,000 acres of the latter; 700 residence lots and 600 business lots for sale for the benefit of schools and other public purposes.

<sup>1</sup>*Daily Rocky Mountain News*, April 15, 1871, p. 1.

<sup>2</sup>*Denver Daily Tribune*, April 15, 1871.

The estimate of expenses of location and settlement of colony, are as follows:

Railroad lands.....	\$ 95,000
Government lands—scrip purchases.....	7,000
Expenses of locating.....	5,000
Ditches.....	15,000

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Total estimate of expenses..... 122,000

RESOURCES:

1000 memberships at \$155 each.....	\$155,000
5,000 acres land, \$8 per acre.....	40,000
1,300 lots.....	48,000

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Total estimate of resources..... 243,000

leaving a balance, when the business is closed up, of \$121,000, the joint property of the members of the colony. He thought with proper effort this business could be closed up within a year, and perhaps less time, saving the interest on the debt due the railroad and giving ample funds for all public improvements that could be desired. His remarks were received with attention, and at a later hour the members were requested to give the subject their attention and present their views, whether favorable or unfavorable, at the same place on Tuesday evening next.

Mr. Wm. N. Byers, of the *Denver News* was the next speaker. He congratulated the colony on their present flattering prospects, and spoke at some length on the facilities they enjoyed for agriculture, of climate, &c., &c. Mr. Byers was warmly applauded.

C. N. Pratt of Chicago, was called on who said he had a great deal to do with organizing the colony and when he arrived on the ground, for the first time, he found that in many respects he had been firing at long range, that his impressions had been obtained from a visit to Colorado last year, when he came with the opening excursion over the K. P. R. R.; he knew nothing about the location, but had trusted to the representations of the gentlemen who came out to locate the colony, who had represented the soil, climate and general attractions unsurpassed; he found that their statements had come far short of the truth. Some things had been printed that were not true but would be rectified in time,

and some errors committed that he hoped would be overlooked. This movement was a great one for the country, and would be properly appreciated in the future. If he had caused wrong or error he was ready to make the correction at any time if application was properly made to him, concluding with promises of the establishment of several enterprises of value to the colony.

Doctor Garbett offered the following motion, which was unanimously carried:

That we vote thanks to the trustees for the able, courteous and satisfactory manner in which they have thus far performed their arduous duties; to Judge Terry for his full and flattering statements of the condition of the affairs and prospects of the colony; to Mr. Byers for his encouraging remarks; and to Col. Pratt for his self-sacrificing efforts on behalf of the colony, and the many courtesies he has extended to its members.

The gentleman prefaced his resolutions with the remark that he had only been on the ground since yesterday at noon, but thought the time sufficient for him to judge of the wisdom of offering his resolutions at this time.

Remarks were made by Messrs. Emerson, Inman, Randolph and Coffman. During the meeting Dr. Hutchingson, late of England, spoke very highly of the climate, soil and advantages of colonization, and also presented some questions which he thought important should be distinctly answered.

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### LONGMONT AND ERIE.<sup>1</sup>

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Progress of improvements—Town building, ditching and planting—  
Coal mining, brick making, etc., etc.

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The Chicago-Colorado colonists are making good progress. Their town, Longmont, just north of Burlington, is nearly all laid out and new houses are going up in various parts of it. Several neat residences are nearly completed and a banking office will be ready this week. Messrs. Emerson & Buckingham, proprietors of the latter, are already on the ground with greenbacks and ex-

<sup>1</sup>*Daily Rocky Mountain News*, April 16, 1871, p. 1.



change. The first banking business was done last Wednesday. Their huge safe still stands in the middle of the street where it was unloaded from the six mule wagon that hauled it from Greeley. A good deal of planting has been done upon town lots and in larger fields purchased or leased by the colonists. Over forty thousand fruit and forest trees have been put out, but most of them are small and planted in nursery rows. As colonists arrive they are assigned to various duties, the larger number going to work on the main canal, which is progressing rapidly, and will soon be so far advanced as to supply an abundance of water to all parts of the town and farmers surrounding it. The "Colony House," a monster frame structure, is the temporary abode of all that arrive, and has now nearly a hundred occupants. The colony has also built a number of small, rough houses, for families where they can provide for themselves until their own houses are built. Boarders at the Colony house are charged five dollars per week—actual cost or a trifle over. Occupants of the tenement houses pay one dollar per week rent. All are reminded by posted notices that neither are to be considered permanent abiding places, but that every colonist is expected to provide for himself at the earliest possible moment. All are busy, though not all at work. New arrivals are of daily occurrence, and knots of men can be seen at all times walking about over the town plat, through fields that were already plowed when the location was made, in search of choice corner lots or the place that suits them best.

In the surrounding country among the farmers there is unusual activity. Plows drills and harrows are at work in every field. A great breadth of new ground is being plowed and planted. The crop of St Vrain, Left Hand and lower Boulder valleys will probably be doubled this year. Burlington is full of people.

At Erie, the new depot building is almost completed. It is of stone, and a very creditable structure. Several other new houses have gone up, and more are in progress. The great coal mine is actively worked, and the daily yields is again coming up almost to the figure before the strike. Fourteen loaded cars were brought away Friday, the product of the preceding twenty-four hours. Mr. Newman is opening an excellent quarry of building stone near Erie. It is a sandstone, almost pure white when dry, and comes



from the ground soft and easily cut, but soon hardens so as to withstand with entire safety a pressure of over four hundred pounds to the square inch. It will soon be offered to Denver builders. Messrs. Kelley & Shaw are starting a brick yard at Erie with the intention of making it as extensive as the demand may require. They have superior clay, equal, they say, to any in the United States. They expect to burn with the waste coal from the mine, which will cost nothing, and the saving thereby will more than pay the cost of transporting brick to Denver. They will start their first kiln this week.

The railway is staked out from Erie to Boulder city and grading is in progress along several miles of its western end. A branch is talked of from Erie to Longmont. When both are built the Boulder Valley will be certain of a large and paying business.

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### THE CHICAGO-COLORADO COLONY.<sup>1</sup>

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#### Changes in the Distribution of their Lands.

Longmont, April 18, 1871.

Eds. Tribune:—The adjourned meeting of the Chicago-Colorado Colony was organized by calling Mr. Atwood to the Chair, and John H. Wells as Secretary.

Judge Terry stated the object of the meeting to be the consideration of the proposed changes to be made in the distribution of the lands of the colony.

The proposition is to so far modify the present plan as to permit fifty members to take three lots each in the town, and three hundred and fifty to pre-empt or homestead eighty acres each, and receive a town lot additional in full satisfaction of membership.

The object in offering these additional plans is to expedite business and close up the concern as soon as possible. Some discussion of these plans then followed, whereupon Judge Terry offered the following resolutions:

*Resolved*, That the Trustees be allowed to grant to members the privilege of pre-empting or homesteading eighty acres within

<sup>1</sup>*Denver Daily Tribune*, April 20, 1871, p. 2.

the bounds of the colony lands, which lands shall be put under ditch at the colony's expense, within one year from May 15, 1871, and in addition the Trustees shall give the said members one residence lot, that shall be an average lot, said lot to be designated by the Trustees, which pre-emption or homestead and town lot, with the privilege of water, shall be full satisfaction for the membership,—this privilege being extended to not more than three hundred and fifty members. Adopted.

*Resolved*, That the trustees shall be allowed to grant members the privilege of taking three town lots to satisfy their membership, viz: one business and two residence lots, or one residence and two business lots; one to be selected by the member and the other two by the trustees, which shall be an average of the lots, the trustees being judges. This privilege shall be extended to not more than fifty memberships, and in case any member shall thus take three lots in satisfaction of his or her membership, then in that case improvements shall be made on at least one of said lots within one year from the date of purchase, to the satisfaction of the trustees.

Mr. Benson moved to amend so as to require improvements to be made within six months, on one of the three town lots.

A general discussion ensued on the resolution.

Upon vote, the amendment was agreed to.

The resolution, as amended, was adopted.

Mr. Bassett enquired when an exhibit of the financial condition of the colony will be made.

Judge Terry stated that an exhibit could be made at any time, and suggested the first of May as an appropriate time, as an election of officers will occur at that time.

A question being raised as to whether we can legally proceed to elect officers on the first of May, without evidence that we have a majority of the enrolled members on the ground, Judge Terry moved the selection of a committee of five to investigate all questions in relation to the election, and to make preparation, so to speak, for the election, the committee to report at an adjourned meeting one week from to-night. The motion was carried.

Messrs. Wells, Benson, Basset, Garbutt and Hetzall, were selected said committee.

Meeting adjourned for one week.

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[NAMES OF SOME OF THE COLONISTS.]

### THE CHICAGO COLONY.<sup>1</sup>

Our correspondent at Longmont sends an account of the meeting of the colony a few evenings ago, but which was anticipated in the letter published yesterday. In addition he gives the following:

We have now on the ground about 100 members. Among the late arrivals may be mentioned Dr. Hutchinson, late of Her Majesty's service in India, and family; Captain Williams, late of the British line of mail steamers, and family; J. F. Walton, Boothroyd Bros, all of England; Misses Della and Rosa Terry, Rockford, Ill., accomplished young ladies and daughters of the Judge; Drs. Rice and Levanway, Dixon, Ill; Dr. Dante and Mr. and Mrs. McPherson, Canada; Mr. J. J. Hall and family, Texas; Mr. Fowler and family, Chicago, who have put up their tent with the stars and stripes flying, the first flag seen on the grounds; D. Norton, Denver, who has a grocery store in process of erection; H. Crispin, G. E. Strong, Aurora, Ill.; E. R. Smith, O. F. Herron, Wis.; J. Townley and family, twelve, Fall River, Mass., all of whom with but few exceptions, are putting up buildings for themselves. There are now about seventeen buildings in process of erection, the largest and finest of which is that of Judge Terry. It is fast nearing completion, under the management of Mr. S. Southworth, of Connecticut. The bank is also nearly done, and is a fine looking building, giving credit to the builder, Mr. Stokes, of Evanston, Ill. In short, all the buildings are ornaments to the town. The wind has been blowing pretty strong for a day or so past, making the dust fly in all directions. The colony house is doing a fine business, having about ninety to feed and look after, and it is efficiently done by Mr. and Mrs. B. S. Barnes, to whom a great many thanks are due.

Vernon.

<sup>1</sup>*Denver Daily Tribune*, April 21, 1871, p. 2.

## [BANK IN LONGMONT.]

—<sup>1</sup>Messrs. Emerson and Buckingham have become members of the Chicago Colony, and have opened a bank in a central location in the new town of Longmont, and are prepared to do a general banking business. Their correspondents are the First National Bank of Denver, Second National Bank of Chicago, and Jay Cooke & Co., of New York, Philadelphia, and Washington. Mr. C. Emerson is the senior partner Emerson, West & Buckingham, of Greeley, and President of the First National Bank of Van Wert Ohio. The junior partner, Mr. Buckingham, bears the relation of son-in-law to the senior. It is perhaps one of the strongest endorsements that could be given to this colony, that such men become connected with it at this early stage in its history.—Colorado Transcript.

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MAP OF COLORADO COLONY.<sup>2</sup>

We are in receipt from Woolworth, Moffat & Clarke, of specimen copies, a map showing the location of the lands belonging to the Chicago-Colorado Colony. It is correct in all respects, save that by the omission of the proper marginal notes, the ownership of several coal fields belonging to other parties, appears to be in the colony.

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TERRITORIAL NEWS.<sup>3</sup>

## Affairs at Longmont—Encouraging prospects

Our correspondent, at Longmont, writes us as follows concerning the doings of the Chicago-Colorado colony, under date May 1st:

Colony matters are progressing prosperously in our new town. About two hundred people have already arrived, while many others, unable to be on the ground thus early, have entrusted the selection of their town lots and farm lands to others. No one is allowed a deed for lots in the town or an agreement for farm lands unless their membership is paid in full and the price of the lots

<sup>1</sup>*Greeley Tribune*, April 26, 1871, p. 3.

<sup>2</sup>*Denver Daily Tribune*, April 28, 1871, p. 4.

<sup>3</sup>*Daily Rocky Mountain News*, May 3, 1871, p. 1.

also. Ditches capable of irrigating many thousand acres will be ready in time this season, and such as take lands that cannot be irrigated this season are allowed a few acres that are under the ditches for this year's improvement. Many choose lands that are not thus irrigated, as such are not required to make any improvement on their out-lands until ditches are provided.

The entire town site will be provided with water in a very few days, and a very feasible project is under consideration by which at a small cost water can be brought into any house that may be erected in the town, even to the third story, should he aspire so high.

Very general satisfaction is expressed by the colonists as they arrive. No fears are entertained by those best qualified to judge but that our enterprise is to be a grand success. The character of our colonists thus far will compare favorably with any community in the states east or west. We wish to hold out no inducements but such as will commend themselves to every fair-minded man to induce numbers to join us.

Our election of officers for the ensuing year is to be held tomorrow, May 2d. No difficulty seems to be found in selecting candidates for the various offices because of sparsity of material, but rather a question who, out of the many, shall be chosen.

As time passes and our enterprise develops we shall be pleased to keep the readers of the News posted as to the true state of affairs among us.

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[ELECTION OF OFFICERS.]

THE CHICAGO-COLORADO COLONY.<sup>1</sup>

Our correspondent at Longmont, writes, under date May 3d, as follows:

Agreeable to the articles of organization, and with the consent and advice of our executive committee at Chicago, the members of our colony at Longmont held their first election of officers, yesterday, the 2d day of May, at which time the following gentlemen were chosen to serve for the ensuing year:<sup>2</sup> President, Seth Terry; vice president, B. S. Barnes; secretary, F. F. Garbutt;

<sup>1</sup>*Daily Rocky Mountain News*, May 4, 1871, p. 1.

<sup>2</sup>According to a letter published in the *Denver Daily Tribune* on May 3 this was known as the "straight ticket."



treasurer, John Townly; executive committee, Joseph Mumford, E. J. Coffman, Hon. William Bross, of Chicago, George S. Bowen, of Chicago, and R. Streeter; auditing committee, C. Buckingham, Chancy Stokes, and John H. Bartlett.

Although many were disappointed in not being allowed to vote by proxy, yet the decision of the majority in this regard to exclude all such votes, was generally acquiesced in as perfectly proper and right, as strangers to all the real interests and wants of the colony residing two thousand miles away, and entirely unacquainted with the candidates, would of course be obliged to leave such things to the proxy, and different ones holding from three to thirty such votes would completely control the election; but as it was, the whole matter passed off agreeably and quite satisfactorily. The gentlemen elected, if supported by their constituents, will carry the enterprise onward and upward to the full satisfaction of its many friends and well-wishers. . . .

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[MISCELLANEOUS LONGMONT ITEMS.]

THE CHICAGO-COLORADO COLONY.<sup>1</sup>

(*Regular Correspondence of the Denver Tribune.*)

Longmont, May 1, 1871.

Eds. Tribune:—The arrivals have not been so numerous the past week as usual. They are as follows: H. Montana, E. K. Smith, Thos. Lucas, wife and child, Geo. Hanson, Chas. Hedmans, J. W. Picot, Mrs. Melvin and children, Michael McManer, Robt. Stephens, Albert Benson, John Lynch, Theo. Dinsmore, D. P. Wilson, N. Y., D. G. Peabody, Denver, Henry Carsel, W. H. Bliss, Chicago, A. West, Chicago, H. A. Ransom. Some six or seven new buildings have been started since my last, among which is a jewelry store by R. S. True, of Aurora, Ill.

A petition has been sent to Washington for permission to move the P. O. from its present place in Burlington to Longmont, and it will occupy part of the jewelry store, should permission be granted.

The I. O. G. T. Lodge elected officers on last Wednesday evening, as follows: W. W. Foss, W. C. T.; Miss Mattie Manners,

<sup>1</sup>*Denver Daily Tribune*, May 4, 1871, p. 2.

W. V. T.; Chas. Barclay, W. S.; Miss Mary Allen, W. I. G.; H. J. Hall, W. M.; C. Stokes, W. C.; Mrs. E. J. Coffman, W. T.; J. Manners, O. S. They are in a flourishing condition, and have about 75 members; also have a weekly paper, of which H. J. Hall is editor for the present quarter, and Miss Mattie Manners, assistant.

We listened last Sunday morning to a very able discourse by Rev. J. Powell, of Aurora, Ill., father of the celebrated Colorado River explorer, Maj. J. W. Powell. Mr. Powell accompanied a portion of the exploring party from St. Louis to Denver, where they were met by the Major from Cheyenne. They took their departure on Friday morning to meet the rest of the company at the head of Green River. Mr. Powell talks very strongly of making this his future home. It would add much to the colony, as he is a strong worker and a thorough Christian.

The colonists will raise on Tuesday next, May 2, a tent, 25x85 feet, to be used as a public hall and church, until such buildings can be erected. It will be called Bowen Hall.

Election is drawing near, and excitement is high. The office of Secretary seems to be the most sought after, and for which there are a number of candidates. There is a movement on foot to get several of our executive committee elected from men now in Chicago, and who expect to remain there. I sincerely hope the movement will be defeated. We are having delightful weather just now and every one is satisfied. Vernon.

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[MISCELLANEOUS NEWS FROM LONGMONT.]  
 THE CHICAGO-COLORADO COLONY.<sup>1</sup>  
 (*Correspondence Denver Tribune*)

Longmont, C. T., May 8, 1871

Eds. Tribune:—After a storm there is a calm; after excitement reaction; thus it has been with us in Longmont. The excitement of election is over, all anxious ones are relieved, and we have, after a slight rest, again resumed our usual routine of putting up buildings, etc. Among the new ones are a bakery and furniture store—the former occupied by Drs. Rice & Levanway, the other by F. C. Garbutt, our lately elected Secretary.

<sup>1</sup>*Denver Daily Tribune*, May 9, 1871, p. 2.

Last Wednesday evening, the I. O. G. T. installed the officers elected for the present quarter.

Friday evening some of the Burlingtonites, with a few of the Longmonters, tried the experiment of getting up a ball, but were not as successful as our Greeley brethren. I shall not attempt to describe the many rich and beautiful costumes present, but suffice it to say, it was a *very select party*, being comprised in all of some fifteen or twenty *gentlemen*, and of course, in accordance with the maxim, "A dance without ladies is a poor affair indeed," they put on their hats and wended their way sorrowfully home, "wiser if not better men."

During the past week our number has not been largely augmented. Among the arrivals are the following: E. F. Masterton, Mrs. Herron and son, Wis; Geo. W. Shaw and wife, J. C. Bassett, Three Rivers, Mich; Mrs. G. T. Dell, Battle Creek, Mich; Wm. Wright, wife and six children, Chicago; T. T. Jones, Chicago; J. E. Remmington, A. H. Remmington, Dixon, Ill.; R. P. Williams, Chicago; E. S. Johnson, of the firm of Harper & Housman, Denver; A. G. Webber, Denver; C. White, Chicago; J. R. Hunt, Indiana; D. Livingston, D. Forsythe, Chicago. Most of them actual members, and some looking around to become satisfied with the prospects before investing. Many that come have only an eye for speculation; *such*, we would rather have stay away, as speculators very seldom benefit any place. Active, energetic, enterprising men from all sections of the country, will be heartily welcomed, the more the merrier.

Judge Terry left Saturday for his home in Rockford, Ill., sickness in his family being the motive for hurrying off so soon. He will be gone long enough to settle his business and get his family in readiness to come back with him. He thinks he will be but three or four weeks unless detained by the sickness of his family. His house is getting along rapidly and does great credit to the builder, and when completed will cost about \$4,000. Our greatest drawback now is lumber. The Judge is doing his best to get it, having some twelve teams constantly hauling it from the mountains and Erie. Building is not nor cannot go along as fast as it would, could lumber be furnished faster.

One enterprising person from Valmont (Longmont and Bur-

lington have no such) has concluded to elevate the morals of this vicinity, and obtain the everlasting curses of all in the community by starting a whisky shop and gin mill. Why will people degrade themselves thus, making their names a slur and a by word for every one? I sincerely hope something will be done to cause him to hide his head in shame. I should think he would take warning from the transactions at Greeley in just such a case, and take away his cursed and vile stuff for fear he might lose it. Perhaps he thinks the people here have not *backbone* enough for it, but time will tell. It is causing a great deal of talk among the influential men of both places, who hope he can be induced to give up the idea.

Vernon.

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#### LONGMONT ITEMS.<sup>1</sup>

The following is a perfect list of the elected officers, standing committees and appointments of the Chicago-Colorado Colony, for the fiscal year commencing May 2d, 1871: President, Seth Terry; Vice President, Burton S. Barnes; Secretary, Frank C. Garbutt; Treasurer, John Townley; Executive Committee, J. Mumford, George S. Bowen, William Bross, J. Lincoln, E. J. Coffman, R. Streeter; Auditing Committee, Chauncy Stokes, J H Bartlett; Trustees of the Corporation, Seth Terry, E J Coffman, S G Fowler. Standing Committees: On Ditches, J Mumford, E J Coffman, R Streeter; Printing and Advertising, F C Garbutt, S G Fowler, B S Barnes; Water Power and Manufactories, R Streeter, E J Coffman, F C Garbutt; Finance, F C Garbutt, J Mumford, B S Barnes; Schools, J Lincoln, S G Fowler, F C Garbutt. Appointments: Counsel, J H Wells, Engineer, R Fawcett. A tent suitable for public meetings, 25x85, has been put in place, and will be used until a hall or church large enough to accommodate the people is built. It will be christened Bowen Hall, in honor of Geo. S. Bowen, one of the most efficient promoters of the colony. The Rev. Sheldon Jackson, Supt. of Presbyterian Missions in the Territories, has supplied library books, papers, and hymn books for a union Sunday School, and on last Sunday formed a preliminary organization for a Presbyterian Church. In connection with this, it is proper to state, that it is expected that about

<sup>1</sup>*Denver Daily Tribune*, May 13, 1871, p. 4.



\$2,000 will be raised at the meeting of the General Assembly in Chicago to assist in building a church at Longmont for that denomination. From the prominent relation Gov. Bross bears to the colony and his connection with the church, there can be no doubt of the success of this movement. The general office of the colony, heretofore located in Chicago, will be removed to Longmont, President Terry being commissioned to attend to the transfer while on his visit east.

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[RELIGIOUS AND COMMERCIAL DEVELOPMENT OF LONGMONT.]

CHICAGO-COLORADO COLONY.<sup>1</sup>

(Regular correspondence Denver Tribune.)

Longmont, C. T., May 15, 1871.

Eds. Tribune:—During the past week we have had the often made remark, "It never rains in Colorado," brought forcibly to our minds, having had no less than four rainy days out of the seven, not a little shower of an hour or so and then sunshine, but a regular, bona fide rain storm, lasting all day. Notwithstanding the inconvenience of mud, etc., every one seemed pleased to see it rain.

The Methodists and Presbyterians have selected the sites for their buildings—the M. E. on the corner of 4th Avenue and Pratt streets, and the Presbyterian on the corner of 5th Avenue and Pratt streets, both fine locations—one on the north and the other on the south side of Thompson Park. They intend to commence the buildings soon. Messrs. Moore & Dell have opened a lumber yard; also sash, doors, etc. They are also putting up a large building, to be used as a hardware store. Mr. William Wright, of Chicago, is putting up a building, and will start a dry goods store. There is also in contemplation a cigar and tobacco store. Standing on an elevated point, overlooking the town, can be counted thirty-seven buildings, most of them up and occupied, others half done or just commenced. This has *all* been accomplished since the location of the town-site, about ten weeks ago.

We have had our numbers increased by about forty, the past week. They are J. C. Pratt, Milwaukee, Wis.; T. Walton, F. G. Hastings, H. C. Noble, St. Louis, Mo.; G. L. Leavens, W. T. Hesper,

<sup>1</sup>Denver Daily Tribune, May 17, 1871, p. 2.



Ills; H. Burnet, Wm. Sears, S. B. Parsons, Chicago; O. F. Kellogg, Liverpool; A. Kellogg, Thompsonville, Conn.; S. T. Lewis, St. Louis, Mo. Mr. House of Chicago, a gentleman of considerable influence and wealth, says he is perfectly satisfied with the colony and its prospects, but thinks something ought to be done to prevent so many false statements being made. He says parties in Chicago painted the affairs of the colony in such vivid coloring, that coming here and finding so much difference, he would surely have gone back had he not come with the intention of *staying*. He believes such false statements do more injury to the colony than can be well remedied. In the report of last week, the names of Mr. Watson and Mrs. Whitworth, widow of the late Wm. Whitworth of Thompsonville, Conn., were omitted. Mr. Watson is a miller of long experience and considerable wealth, and is looking around at the mills in this vicinity, with the intention of putting up one as soon as he can get water power. Mrs. Whitworth is a lady of refinement and wealth, and intends remaining here and help build up the colony.

Vernon.

#### FROM THE CHICAGO-COLORADO COLONY.<sup>1</sup>

Longmont, May 16.

Ed. News—During the past week it has been rather quiet owing mostly to the rain, although "it never rains in Colorado." I have seen about as much wet weather the past week as I ever saw—not pleasant little showers, but steady rain all day. That is something though, that no one here will grumble at. To-day it has been very warm, so much so that it has brought out linen suits and created a desire for ice-cold lemonade and other cooling drinks, but Oh, dear! where is the ice? I think we shall be obliged to move nearer the mountains.

The Executive Committee at their meeting appointed the following standing committees:

On Ditches—J. Mumford, E. J. Coffman, R. Streeter.

Printing and advertising—F. C. Garbutt, S. G. Fowler, B. S. Barnes.

Water-Power and Manufactures—R. Streeter, E. J. Coffman and F. C. Garbutt.

<sup>1</sup>Boulder County News, May 20, 1871, p. 3.

Schools—I. Lincoln, S. G. Fowler, F. C. Garbutt.

Finance—F. C. Garbutt, J. Mumford, B. S. Barnes.

The most important thing with us here, just now, is the matter of schools. The committee have determined to put up a building 24x40 feet for a town hall, and to use it for school purposes until suitable school buildings can be erected. The aim of our little town of Longmont is to rank among the first, if not *the first*, in educational merits in the Territory. Our school committee are all able men, most of them having been teachers of long and tried experience. They have selected Mr. Carr, of Waukegan, Illinois, one of the Boys in Blue, who lost an arm in defence of our Nation's honor, a gentleman well educated and a teacher of long experience, to be the first teacher of the Colony. May he set such an example of what a true teacher should be, that all who may come after him will be glad and willing to follow in his footsteps.

We have now on the ground about 400 people and more arriving every day. The past week there has been about forty, among them may be mentioned G. F. Davis, M. H. Davis, Fred H. Davis, Kitty Davis, and R. M. Hubbard, of Decatur, Illinois; S. P. Rugg, Chicago; T. Collings and O. T. Kellogg, of Liverpool; S. T. Lewis, and N. C. Noble, of St. Louis; J. C. Pratt, Milwaukee, Wisconsin; G. S. Seavens, W. F. Helser, Thomas Walton, F. G. Hastings, H. Burnett, W. Sears and S. B. Parsons, of Chicago. Mr. Watson, of Thompsonville, Conn., a gentleman of considerable wealth, intends to start a grist mill as soon as he can get water power. Mrs. Whitworth, of Thompsonville, Conn., a lady of refinement and wealth, intends remaining here and help build up the colony.

Messrs. Moore & Dell are putting up a large building for a hardware store.

Mr. Wright is putting up a dry goods store.

At a meeting of the young men of Longmont, a base ball club was organized called the "Mountain Boys," and of which H. J. Hall was elected President and Asa L. Blanchard Secretary and Treasurer. They will go into practice right off and you will soon hear from them.

(Better spend the time in some useful employment—courting the girls, for instance.—Ed. News.)

Our kind host and hostess of Hotel De Longmont, Mr. and Mrs. B. S. Barnes, have given notice that they will hold a sociable at their house for the Colonists, in order that they may the better become acquainted with each other. It is a laudable undertaking and I hope it will be a success. Rusticus.

### CHICAGO-COLORADO COLONY.<sup>1</sup>

Progress and Prospects—Promise for crops—Membership and Improvements.

We publish below a practical, plainly written account of the Chicago-Colorado Colony at Longmont. While we are at all times willing to spend money and time in writing up the progress of any and all portions of the territory, our connection with the organization and settlement of colonies is such that some incredulous persons may look upon our statements as interested and not strictly reliable. Learning a few days ago that a party of gentlemen representing wealth, extensive knowledge of the world and entire reliability, were about to visit Longmont to inspect its condition, we requested a statement of their impressions, which has accordingly been furnished, and we now give it to the public with unqualified assurance of its correctness:

From Denver to Burlington, by way of Valmont and Boulder City, through the valleys of Rock, Coal, South Boulder, Boulder, Left Hand, and St. Vrain creeks, there is, after leaving the divide north of Denver an almost uninterrupted succession of farms and ranchos; new claims known by a pole foundation or a claim shanty, are seen literally by hundreds. Indeed, through these valleys there is scarcely a quarter section not improved in some way. On the unimproved portions grass is from six to eight inches, and scores and hundreds of droves of cattle, horses, and sheep are luxuriating in its length and abundance. Irrigating ditches are being improved and new ones built with wonderful rapidity, and are carrying the water, month by month, higher up the hillsides and further over the prairies, increasing the area of agricultural lands in Boulder County, this year, by thousands of acres. But nowhere is more visible and tangible improvement seen, than with-

<sup>1</sup>*Daily Rocky Mountain News*, May 27, 1871, p. 2.

in the limits and immediately north and east of the lands purchased by the Chicago-Colorado Colony. It should be noticed that wheat is looking remarkably well; oats ditto, and kitchen gardens as promising as can be desired. The creeks are bank full, with prospect of ample supply during the season. At the colony, the crops that have been put in, even by the most inexperienced are looking well; out of about thirty five thousand trees that have been transplanted to the colony nurseries, a few score have died; the remainder are taking to the new soil and climate as kindly as could be desired. The following abstract of statistics was procured from the books of the organization: There have been located by members of the colony, and deeds issued, as follows: forty acre lots 153; twenty ditto, 10; ten ditto, 10; five ditto, 65; residence lots, 357; business lots, 274. Of eight-foot wide ditches, fourteen miles have been constructed; four foot ditto, nine miles; side and lateral ditches and channels from two feet down, twelve miles. The main ditch is now completed, and water is now running the entire length of main street, and in several other streets, shorter distances. The excavation of the lake in the northwestern portion of the town, which is intended to cover from two to four acres, is let, and is progressing rapidly. Although once the bed of a body of water, it is not deep enough, and an artificial excavation is to be made to be filled from the irrigating ditch. Up to the present time the field crops and gardens have flourished finely, without artificial irrigation. In addition to the ditches already mentioned, six miles of main and lateral ditches are under contract.

There have been 315 memberships issued; there are 350 adults on the ground; many of these are single young men, others heads of families, come to get a home ready. As near as can be ascertained, 150 families are already here, either occupying their own or hired houses or boarding until they can build. Within the limits of the town site, and entirely exclusive of the many farmers' houses and cabins built and building, there are now more than sixty buildings finished or nearly ready for occupancy, and a large number projected. It should be borne in mind that this section of country was among the earliest settled in Colorado, and that previous to the establishment of Longmont, nearly 800 persons were supplied with mail from the Burlington post office.



Owing to the fact that the books, papers, and correspondence of the preliminary organization are still in Chicago, many interesting facts respecting the previous pursuits and nationality of the colonists cannot be procured except by personal canvass. The following statement of branches of business already in operation, in both Burlington and Longmont, will no doubt, be acceptable: A bank, three dry goods stores, three hardware stores, one furniture store, three groceries, two general stores, three agricultural implements and wagon depots, one lumber yard, three blacksmith shops, two shoemakers, one photograph artist, one drug store, two hotels, butcher, barber, lawyer, surveyor, four physicians, three insurance agents, bakery and confectionery, milliner, dressmaker and fancy dry goods, cigar and tobacco store, and three contracting carpenters. Abundant water power for manufacturing purposes will be afforded by the canal; it is certain that a flour mill will be erected this summer; parties have been looking at a site for a woolen mill, who say they propose building the present year.

Of the 153 forty-acre lots, about two-thirds will be improved for crops this year, and about forty claims have been entered upon north of the colony limits between the Little and Big Thompson. With the ranchos and farms already established and under cultivation and the accessions of colony farmers, the list of business houses and mechanics is not too large. It is probable that two brick-yards will be in operation within thirty days. Although diligent inquiry was made, not a single individual was found who, being willing to work, could not get employment. Common laborers get \$1.50 to \$1.75 and board; farm hands \$25 to \$35 and board; team and driver \$5 per day; carpenters \$3.00 to \$4.00; board at the village hotel, \$10.00 per week; transient, \$2.00 per day; private families, \$5.00 to \$8.00; at the colony boarding house, \$6.00 per week. The retail prices of staples are not much higher than in most western towns. Coffee A sugar, 16½c.; C sugar, 15c.; rancho butter, 30c.; lard, 20c.; eggs, 30c.; Colorado flour, 6c.; corn meal, 6c.; Graham flour, 5¼c.; bacon, 18c.; sugar cured hams, 23c.; beef steak, 12 and 14c.; beef by the quarter, 10c.; milk, 10c by the quart; potatoes, 3½c.; dried apples, 15c.; peaches, 22c.; prunes, 25.; codfish, 12½c; mackerel, 22c. Building materials, hardware, and agricultural implements, Chicago prices, freight added:



White lead, 16c.; mineral paint, 16c.; nails 25c. per keg over first cost and freight; common boards, \$35 per M., joists and timber under 18 feet, \$33; finishing lumber, \$60 & \$65; 2d clear, \$50; 3d clear, \$45; half inch, \$30; select flooring, \$50; clear dressed siding, \$35; 2d clear, \$30; three-eighths ceiling, \$30; best quality shingles, \$8.00; 2d best, \$6.00; lath, \$8.00; plastering board, 10c. To the Chicago price of sash and doors add 15 per cent. for freight and handling. These figures show the price of living to be not more than 25 per cent. above Chicago prices.

The price of membership is the same as at the outset, \$155 each, for which the colonist receives a tract of land of forty, twenty ten or five acres, according to location; or, if preferred, three town lots. In addition the privilege is given to purchase one business lot 25x125, and one residence lot 83x125, at prices varying from \$25 to \$50.

The social, religious and educational privileges of this colony promise to be of a high order; the old settlers were universally a reading people; more papers and magazines were taken through the Burlington post office, than any one of its size in the territory; 139 copies of the Weekly News were sent there last summer, and other publications in proportion. In addition to a fine school-house in Burlington, the colony is building a new one 36x60, and will establish a private school about the middle of June, with an excellent teacher in charge, who has already gained enviable notice, not only as a teacher, but as a gallant union soldier.

Building lots have been chosen by the Presbyterians and Methodists, who each intend to erect churches immediately.

The officers of the colony are Seth. Terry, president; B. S. Barnes, vice president; John Townly, treasurer; F. C. Garbutt, secretary; trustees, Seth Terry, Enoch J. Coffman, S. G. Fowler; executive committee, E. J. Coffman, J. M. Mumford, R. Streeter, J. Lincoln, William Bross, George S. Bowen.

[NEWS FROM LONGMONT.]

CHICAGO-COLORADO COLONY.<sup>1</sup>

Longmont, Colorado,

May 25th, 1871.

Eds. Tribune:—Our new town hall is fast nearing completion under the management of Mr. J. J. Hall; it is 24x40, one story high and is to be used as a school house. The committee on schools have engaged the services of Mr. Carr, of Waukegan, Ill., a teacher of long experience, one of our "boys in blue", who lost an arm in defense of the "nation's honor." The committee thus show their appreciation of valor.

Two gentlemen, Bennett and Parsons, of Golden City, have been looking around the past few days to find the best locality near town to start a brick yard. They say they will surely start one, and have found good clay. A number of people on the grounds have been waiting for brick before building. One block is talked of 100 feet front by 80 deep, and two or three stories high.

Messrs. Boutwell & Munsil, from near Chicago, have been here during the past week prospecting for a woolen mill. They left on Saturday with the promise that they would have one here in less than a year.

Mr. Gillett has rented Dr. Bardell's building and had it fitted up for a cigar and tobacco store. He goes to Denver this week for his stock. The wheat and oats are up and looking well. Potatoes are receiving a severe drawback by the potato bug, but the steady call on Streeter & Turrell for "Paris green," (and they keep a good article) and the activity with which it is used, show how determined they are of having a crop of this favorite dish.

Mr. F. C. Garbutt's furniture store is about finished, and a part of his stock on hand. We have had but few arrivals the past week. Among them are: H. Stanley, D. Stanley, R. J. Williams, J. W. Petit, St. Louis; J. M. Billings, W. H. Smith, Belvidere, Ill.; August Robarts, Thomas Mooney and lady, Frank Chapin, St. Louis; H. P. Bates, H. De Witt Denny, J. Sears, F. T. Watkins, Frank Cass, Chicago; Daniel Woodend, Thomas Sikes and wife Kankakee; Mr. Bontwell, Chicago; Mr. Munsil, Henry Simmonds,

<sup>1</sup>*Denver Daily Tribune*, May 27, 1871, p. 2.

Plainfield, Ill. Every one that comes seems to be perfectly satisfied with the prospects ahead.

At a meeting of the young men a base ball club was organized, called the "Mountain Boys", of which J. J. Hall was elected President; Asa L. Blanchard, Secretary and Treasurer. On next Wednesday evening our kind host and hostess of Hotel De Longmont, Mr. and Mrs. B. S. Barnes, intend having a sociable for the colonists, for the purpose of having them become acquainted with each other. Music, ice-cream, etc., will be the order of the evening. A good turn-out is expected, and a good time for all.

Sunday morning Bro. Van Valkenburgh gave us a splendid temperance sermon. All seemed impressed with the determination of driving the intruder from our midst. The speaker used some strong language and made forcible illustrations. No threats have been made, but everything will be done to get it peaceably removed, and if that fails, then we shall—*have to stand it*.

Mr. Watson left Saturday for Thomsonville, Conn., to complete his arrangements for a flouring mill here. Mrs. Whitworth, also, took her leave for England, to spend a short time, and induce some of her friends there to return with her. I shall, in a little while, be able to give you the exact number of members on the ground.

Vernon.

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[VARIOUS LONGMONT ITEMS.]

BOULDER COUNTY'S COLONY.<sup>1</sup>

Longmont, Colorado,

May 26, 1871.

Eds. Tribune:—Nothing of special importance has occurred since my last. The arrivals have not been very brisk the past week. Among them were R. W. Wilson and A. Hart, of Maryland, the forerunners of the party of which Mr. Wilson, who was here some time since, was the representative.

Experiments made here with clay have proved satisfactory, and the result is we shall have a brick yard right off. Then we can put up something more substantial than wood, in the matter of buildings.

<sup>1</sup>Denver Daily Tribune, May 29, 1871, p. 2.

Dr. Danter, of Canada, took his departure for home, thence to England, for the purpose of inducing more of his friends to come to this country. Mr. Watson left for his home in Connecticut to perfect his arrangements for putting up a flouring mill. Mrs. Whitworth also left for England to spend a short season, and bring back with her many of her friends. She told the trustees of the M. E. Church she wanted them to put up a good building, and if they lacked money to call on her, as she did not like to see a poor church building. With such words, and a full purse to back them, the trustees will be surely to blame if they do not put up such a building as will be an ornament to the place.

On Thursday evening M. G. Gillett made a formal opening of his cigar and tobacco store. He has designated it "Arcade Rooms," and a very neat and tasty little place it is, where can be found in good style, everything in the smoker's line. Messrs. Bates & Slocum have started an ice cream saloon, with soda water, &c. They seem to be doing a pretty driving business, and after a few more trials in cream making, will meet with success. A gentleman from Greeley has put up a restaurant, but is not yet in running order. These, with a building for a boot and shoe store, comprise the new buildings. Mr. Atwood, proprietor of the general merchandise establishment, is deserving of considerable credit. He has shown an enterprising spirit by putting down the first sidewalk. May it be the forerunner of many more as good. The school building will be ready for use next week.

It is with great sorrow I am called upon to chronicle the first death in Longmont. This morning after a short and severe illness, the soul of Mr. and Mrs. W. H. Wright's infant child took its departure for its heavenly rest. The citizens all sincerely sympathize with the family in their bereavement.

We were granted a sight of the jovial face of our Denver agent, Mr. Holly, who calls upon us once in a while, to see how matters progress, and to get thoroughly posted, and then is off like a flash to attend to "biz."

Mr. A. Benson has started a singing school, and has a very fair class. He is highly spoken of as a teacher of vocal music. We have some fine talent here, and perhaps may have a "Nilsson;" who knows?

Judge Terry, with his family, are expected next week. The colonists are all prepared to give him a hearty welcome, for we have all missed his kind and genial face. His place has been well filled by B. S. Barnes, Vice-President. On account of pressing business the sociable was postponed. We are in hopes of its speedy occurrence. There are many matters of much importance to us as a colony, which will soon take place; notice of which will be given as soon as practicable.

Our polite and gentlemanly private secretary, W. A. T., while wending his way slowly home from the hill, the other evening, cogitating, perhaps, on the merits of "love at first sight," met with such an adventure as nearly to terminate not his existence, but his passion for evening strolls. While plunged in his deep reverie he became impressed with the idea that something was following him. Glancing over his shoulder, what was his alarm to see in the dim distance a shadowy something surely following in his wake. Deeming "discretion the better part of valor," he makes tracks for home as fast as his powers of locomotion would admit. Glancing from time to time over his shoulder to see that *terrible* monster just as near as ever, with increased velocity he nears the door; all is dark within; with one tremendous bound he reaches it and closes it just in time to shut out—his shadow.

Work on Lake Park will be commenced next week, when with a few shovels and picks in the hands of sturdy workmen, Longmont will assume a better appearance. The south branch of our ditch is finished and water is running through our streets. We are having delightful weather; a little warm during the day-time, but beautiful evenings.

Vernon.

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[SUCCESS ASSURED AT LONGMONT.]

### THE CHICAGO COLORADO-COLONY.<sup>1</sup>

Longmont, May 30, 1871.

Eds. Tribune:—The Chicago-Colorado Colony is now awake and prospering. No experiment, but a positive success. We have passed through the joggy part of the road, disposed of a large amount of the business and residence lots, and every one abundant-

<sup>1</sup> *Denver Daily Tribune*, May 31, 1871, p. 2.



ly satisfied. A stock company is now forming for the erection of a first-class hotel, at a cost of \$35,000. A brick yard is already located here, and has commenced the manufacture of brick for this purpose. We have stores of all variety that are doing a good business, and still there is room for thousands more. We notice in the *Greeley Tribune* that the banking establishment of Greeley had located a branch at Longmont. Mr. Meeker has made a mistake in the place, sure; no such establishment is here or proposed to come here. We have, however, an independent banking house under the control of Emerson & Buckingham. We suggest that the *Tribune* corrects its blunder.

The location of the Chicago Colony is thought by all to be the finest in the Territory, and enterprising and sober people are in earnest for its successful development. We earnestly invite those about to locate, and emigrants to Colorado, to make us a visit, and every attention is promised.

Yours truly,

B. S. Barnes.

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#### OUR LONGMONT LETTER.<sup>1</sup>

Longmont, C. T., June 3, 1871.

Eds. Denver Tribune:—Operations at the brick-yard have actually commenced, and several thousand bricks already made. Messrs. Bennett & Parsons are confident of making as good brick as can be made in the Territory.

A stock company is being formed to run a line of stages from here to Greeley, and also talk of one between here and Denver.

Judge Terry and family arrived yesterday, accompanied by Mr. Charles Bliss, of Rockford, the son of Mr. Perry's partner in the lumber trade. The Judge reports that Mrs. Thompson, of New York, is on the way here. She means business, and is bringing with her an organ, a town bell, books and apparatus for school, books for a library, etc. She says buildings for a library and lyceum *must* be put up right off.

Our P. O. building is about finished. It is being put up by Mr. Fawcett, our engineer, and is as fine and tasty as any I have

<sup>1</sup>*Denver Daily Tribune*, June 8, 1871, p. 2.

seen in the Territory. Mr. Fawcett has also a very fine office of his own. He is busy surveying, and is getting along finely. There are on the grounds by actual count 415 persons, and between 50 and 60 buildings. The Locating Committee of the Milwaukee Colony is expected here soon. The Executive Committee of this colony will use their influence to have them locate with us. It will be a large addition to our members. Everything in the colony is progressing nicely. A musical association with a cornet band, was formed last evening, and the following officers elected: Mr. Carr, President; J. Sinclair, Vice-President; H. J. Hall, Secretary; A. S. Blanchard, Treasurer. The instruments are to be silver, and are expected soon, when the band will begin practice under an experienced teacher. It is expected that a paper will be started in a few days. A seven-column press has been sent for, and is expected soon. We do not intend to be behind the times in this respect. It is receiving all the encouragement the proprietors could wish.

On last Sunday morning everybody was surprised to wake up and learn of the loss of our only whisky shop. Some public-spirited individual had, during the night, applied a match to the building and left, forgetting to put it out. The consequence was, the community is rid of the most infernal traffic man ever created. Although none uphold the manner in which it was done, none are sorry, and all cry "good." Everything will be done to prevent its ever being re-started. It is the curse of the American people, and it should be the duty of *every person* to make war upon it until it is driven from our land. How any man can lower himself so as to traffic in the poisonous stuff I cannot see. I do not intend to make a temperance lecture, but when I see the influence it has, and the many, many intelligent young men cut off in their prime and sent to drunkards' graves, so many families made wretched and miserable, I can scarcely restrain my feelings. How quickly would I had I the power, banish *every drop* of the damnable stuff from the world, and thus prevent an untold amount of misery and crime.

Irrigation has been commenced, and crops are all looking fine; weather pleasant and every one satisfied.

Vernon.

CHICAGO-COLORADO COLONY LETTER.<sup>1</sup>

Longmont, C. T. June 8th, 1871.

Eds. Denver Tribune:—Madame Dupree, of Melvin House fame, has been looking around in Longmont for a day or two past with the intention of investing herein. That article in the *News* has called her attention to Denver, and she leaves this morning to have a *chat* with the author of said article, cutting short her visit here by a few days.

Everything moves along here with its usual rapidity, and we bid fair to rival many an older town in a short time. Our bell for the Liberty Hall is at Erie, will be brought up in a day or so and put in place on the building, which will be ready for it in a short time. Everything is being done that can, in any way, to benefit our colony. Good inducements are offered all classes of manufactures, etc., and any one in search of a good location for a flour mill or factory of any kind, will do well to correspond with the Secretary, F. F. Garbutt, or call at the colony office in Longmont. The weather is beautiful, and crops are looking very fine.

Vernon.

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LONGMONT LETTER.<sup>2</sup>

Longmont, Col., June 10, '71.

Eds. Denver Tribune:—Everything about town is jogging along in its usual style. Building is progressing finely. The dry goods store and boot and shoe store are about completed and the stock will soon be on hand. The stages will soon be running between here and Erie and Greeley. Mr. Baumert arrived yesterday with two fine coaches for the routes. He brought with him Mrs. Thompson and Mr. C. N. Pratt. Our brick men are rushing things pretty lively, having now on the ground and about ready for the kiln, nearly 25,000 brick. They will soon be ready to furnish all that will be needed. Messrs. Laws & Bro. are putting up a fine, large livery stable, where they intend to keep everything to add to the convenience of pleasure seekers. Mr. Hesser has opened his restaurant and the style in which he serves up the good

<sup>1</sup>Denver Daily Tribune, June 10, 1871, p. 2.<sup>2</sup>Denver Daily Tribune, June 13, 1871, p. 2.

things to his friends and customers, proves him to be a good man at the helm. If any one wants a good square meal, he will find Hesser can get it up for him. Mr. Billopp is putting up an ice cream saloon and confectionery establishment. We are sure to be furnished with all the delicacies any way. It is pleasant to have a place where one can go and cool off with a nice dish of ice cream, if they will only *trust*. Buildings are being put up for a large manufacture of carriages, buggies, etc., under the firm of Bellman & Co. Mr. Geo. W. Siber superintends the wood work, Mr. Bellman the blacksmithing, Mr. Charles Price the painting, and Mr. Thomas Foster, harness maker and carriage trimmer. With the progress we are making we shall soon be able to rival some of the older towns of the Territory. Having such fine natural facilities, we surely do not see why the town of Longmont will not be in a few years taking rank in the foremost ranks, not only in its success as a colony, but in everything that make a town pleasant and sociable. We understand a large party of gentlemen representing great agricultural interests in Missouri, are expected in the Territory to take a look and make a report of the agricultural resources of the same. It is to be hoped the officers of the colony will extend to them the right hand of fellowship and a cordial invitation to visit our town. It is just such men that help build up a new place. Have them come by all means. Weather has been fine and delightful. Vernon.

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[OPENING OF LIBRARY.]

LONGMONT FESTIVAL.<sup>1</sup>

A week ago Mrs. Thompson went to Longmont to carry out her plans for the munificent donations she contemplated for that young and thriving colony. Since then she had built a public library building 18x48 feet, with a vestibule 18x18 feet, surmounted by a handsome belfry and a lofty flagstaff. The nucleus of the library, 300 standard volumes and over 3000 thousand engravings and prints from the world-famous Thompson collection, were unpacked, the excellent organ set up, the bell swung in its place, a twenty foot flag unfurled at the masthead, and on Wednesday

<sup>1</sup>*Daily Rocky Mountain News*, June 16, 1871, p. 2.

evening the new structure was densely packed by a meeting of colonists for its inauguration. There was a happy time, with music and speaking, and then a magnificent banquet and more than enough for all. It was modestly called a strawberry festival. For the present the main building will be used for a public hall and meeting house; the vestibule only being appropriated to the library which it is hoped will at no distant day require the main hall as well. Of these good things—the hall and the library, are from the bounty of Mrs. Thompson. The organ, the bell and the flag, were presented by Colonel Pratt. Mrs. Thompson has taken twenty memberships in the colony. The entertainment of the five hundred guests Wednesday evening was entirely at her expense. Oh! that Colorado might have many as enterprising settlers.

A hotel company was also organized at Longmont this week, and a large amount of stock subscribed. A three story building with a frontage of one hundred and fifty feet, and to cost fifty thousand dollars, is planned, and will doubtless be speedily built.

Mrs. Thompson, Miss Rowell, Mr. Secombe and Col. Pratt, left for the east by last night's train. They are enchanted with Colorado, and most all of them will return soon.

#### JUBILEE AT LONGMONT.<sup>1</sup>

Longmont, June 14th, 1871.

At a strawberry festival given by Mrs. Elizabeth Thompson to the members of the Chicago-Colorado Colony, at the new library building, after partaking of the good things prepared for the occasion, Capt. Richard Williams was then called to the chair, and John H. Wells as Secretary.

Col. B. L. Carr, on behalf of the committee, then offered the following resolutions:

Whereas, The Locating Committee appointed to select land for, and conduct the business of the Chicago-Colorado Colony, did, by the exercise of their best judgment, and a hearty and sincere interest in the work entrusted to them, aided by the united influence and efforts of certain liberal and public spirited people, so manage, as in our opinion, to ensure the future success of the

<sup>1</sup>*Denver Daily Tribune*, June 17, 1871, p. 2.



colony, Now, therefore, in order to express our appreciation of their labors in our behalf, be it

*Resolved*, That the thanks of the Colony are due to Mrs. Elizabeth Thompson for the sincere and unceasing interest which she has taken in our success, and for the many substantial expressions of her good will which have been showered upon us.

To Col. C. N. Pratt for his indefatigable and successful labors already performed and the zeal with which he still advances our interests; and to the said Locating Committee and to all the officers of the Colony for the faithful manner in which they have performed and are performing their duties.

*Resolved*, That in our estimation we have secured the very best locality in Colorado for a Colony, and while we appreciate and hope to make the best of our location, we do not feel selfish or miserly in regard to the advantages obtained, but cordially invite all who will to come and share the same with us.

On motion, the resolutions were adopted.

Col. Pratt was then called upon to address the meeting, which he did, briefly, eliciting much applause.

Col. Carr addressed the meeting on the subject of our educational interests.

Mr. Wright made a few remarks in response to calls for "Wright."

Mr. Wells gave a brief review of Longmont, past and present, and Mr. Streeter predicted the future, demonstrating satisfactorily that Longmont is destined to be a great railroad centre, site of the national capital, and the pivot on which creation turns.

The crowd then sang the "Star Spangled Banner," and broke up amidst great good humor.

Attest:

John H. Wells,  
Secretary.

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### CHICAGO-COLORADO COLONY LETTER.<sup>1</sup>

Longmont, Colorado,  
June 17, 1871.

Eds. Denver Tribune:—All things are moving about as usual. On Wednesday last our Library Hall was dedicated by a Straw-

<sup>1</sup>*Denver Daily Tribune*, June 19, 1871, p. 1.

berry Festival, given by Mrs. Thompson. The room was crowded, and the affair was a decided success. The organ, a donation of Mrs. T., was brought into requisition, and the thrilling music brought forth by the fingers of B. S. Barnes, created one of the most pleasant features of the evening. A person being here a few months since, and again on last Wednesday evening, would be surprised to see so many handsome young ladies surrounded by beaux, each eager for some token of appreciation. It is impossible, owing to the crowd, to give a description of the many fine costumes that of course were there, but Miss J. K. seemed the centre of attraction for most of the young men, although *none* lacked for admirers, and to see the many happy faces, one would judge that all rivalry was left at home. Altogether it was a fine affair, and many thanks are due Mrs. Thompson for thus early bringing the colonists together in social intercourse. The library building is almost finished, and the books, pictures, etc., now here, will soon be ready for use and inspection. Mrs. Thompson, Miss Howell, Mr. C. N. Pratt and Mr. N. W. Secombe left for the east Thursday morning—Mr. Pratt to finish arrangements for the hotel. He expects to be back some time in July, and will be accompanied by the Locating Committee of the Milwaukee Colony. He has been appointed Colonial Agent at Chicago. Mrs. Thompson is thoroughly alive in the work of the colony, and is doing a great deal to help it along. She thinks she will be here in about a year to make it her future home. The arrivals during the past week have been about fifty, some of them bringing with them considerable capital, which is just what is needed here now. Lake park is being rapidly made ready for putting water into the lake. We shall then have a fine body of water close by. The St. Vrain is high, and rising every day. It bids fair to be almost a navigable stream for small craft.

Vernon.

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### FROM GREELEY TO LONGMONT.<sup>1</sup>

#### A Journey over the Route of the Proposed Railroad.

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Farming on the Big Thompson—Forty Bushels of Wheat per Acre—Something Concerning Irrigation—Scenes Around Longmont—

<sup>1</sup>*Greeley Tribune*, June 28, 1871, p. 2.

### What the Colonists are Doing—Facts and Figures—How to Make a Temperance Town.

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We left Greeley at 11 o'clock. The horses were spirited and the vehicle moved at rapid speed toward the mountains. At the end of three miles, the town was plainly visible with its green gardens and young trees. The river stretched from the east and west; from granite canyons to the Platte. Across the river large herds of cattle were feeding on the grama grass. The road lay toward the mountains for twelve miles in a direct line, and its course was as straight as if ploughed with cannon balls. The proprietor of the stage line, Mr. Baumert, said that he had traveled for many years on the plains, but never before had he seen so straight a road.

Twelve miles above is Hill's, the residence of a farmer on the Big Thompson river. Crossing the stream which was high and very swift we drove through a meadow to the house. Mr. Hill is a good farmer and his crops are promising. He came west in '60, remained until '64, when he took a ranche. Now he has a farm of 373 acres, 150 acres under the plough. Corn, oats, wheat and potatoes are the principal products.

[Two paragraphs omitted.]

After traveling about three miles south-west of Hill's, up a continuous ascent, the road becomes level, and a magnificent view is seen on every side. To the north, south and east, the green valleys of the Big and Little Thompson and Platte rivers stretch down to the horizon, while up among the western clouds are the snow fields of the Rocky Mountains. Every hour the altitude grows higher and one cannot help a feeling of exhilaration as he rides along.

Toward evening a new scene is presented. The road reaches a high point where it overlooks a large district sloping to the south-east. In the distance is a bell tower surrounded by houses and cultivated fields. This is the town of Longmont, which the Chicago Colony founded last winter. Several pieces of wheat are just heading out and grass is abundant. Half a mile south of the town is the St. Vrain river, running through a beautiful green

valley which is fully a mile wide. The old town of Burlington is situated directly on the river bank. The valley extends to the edge of Longmont which overlooks the valley and surrounding country for a long distance. There are few more charming river views in the Territory, and the colonists are right in being proud of their location. The land around Longmont is peculiarly well adapted for irrigation, as it is of one uniform slope and very smooth. About 500 persons are on the ground, and a majority of the buildings are substantial and neatly painted. Among the most noticeable ones are Judge Terry's, Mr. Baumert's (now occupied by Mr. Hetzell) and Emerson and Buckingham's bank building. The library should not be forgotten. It was a present to the colony by Mrs. Thompson of New York, with a fine bell from C. N. Pratt of Chicago. Mrs. Thompson has contributed a library of 300 volumes and more will be sent as they are needed. The principal buildings are on Main Street, which runs north and south, connecting the road from Greeley with the road to Denver, Boulder and Erie. A beautiful street called 3rd Avenue runs at right angles with Main Street, keeping on the brow of the hill which overlooks the valley and leads up toward the canyon of the St. Vrain. The business lots are 25x125 feet. Adjoining these are the residence lots each containing one third of an acre. Next come the five acre lots, and then the farming lands. The school is said to be very good; about forty pupils are in attendance. Besides stores of all kinds and the banking house of Emerson and Buckingham, there are three blacksmith shops, a cabinet shop and furniture store, three church societies (Methodist, Congregational and Presbyterian), a civil engineer's office together with a sign painting establishment, butcher shop, two lumber yards and a hotel. Since the colony has been located last winter, ten miles of fence has been built, around the wheat and other crops being raised [by] the Colony Trustees. The fence is red cedar with heavy posts, and round poles nailed on with spikes. It cost \$1.45 per rod. The poles and posts were cut in the mountains and delivered to the colony for 15 cents each. Three poles to each panel are considered sufficient to turn stock. The total number of acres which the colonists are cultivating is 1,500. There are 28 miles of irrigating canals. The main canal heads in the St. Vrain Canyon, in the

mountains, 8 miles above the town. It is 7 miles long and 10x14 feet. This supplies all the other canals. The "South Branch" canal is 6 miles long and it runs through the town. There are two or three other ditches called main laterals, which supply the smaller canals. Beside the ditches built by the colonists, there are ten miles of old ones which were bought of the ranchmen. A large canal is surveyed to run from the Canyon and water the lands lying 15 miles north of the river. Good water power can easily be obtained. An artificial lake covering about 4 acres is nearly completed, near the north-western part of the town. Twenty-two thousand acres of railroad and government land is controlled by the colonists, and 28,000 additional acres of government land has been "filed on".

The price of membership is \$155, for which the colonist receives a tract of land of forty, twenty, ten or five acres, according to location. In addition the privilege is given to purchase one business lot 25x125 and one residence lot 85x125, at prices varying from \$25 to \$50.

The people seem greatly pleased with Colorado life and much activity everywhere prevails. Houses are going up and improvements being made in different parts of the town. Mr. Garbut, the courteous Secretary, has all that he can possibly do, and Judge Terry, the hard working President, deserves great credit for the faithful and conscientious manner in which he has served the colony.

There is no reason why the enterprise shall not continue to prosper. There is plenty of water for mills and irrigation. The scenery is unsurpassed and ultimately mines must be opened in the neighborhood. It is needless to speak of the people; their work are living testimonies, and when one remembers that they burned their only liquor saloon which was opened under protest a few weeks ago, he certainly would not ask for greater evidence of present and future prosperity.

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#### LONGMONT AND ITS SURROUNDINGS.<sup>1</sup>

Longmont the town of the Chicago-Colorado Colony has today as fair prospects of being a success as have any of the colonial

<sup>1</sup>*Boulder County News*, July 1, 1871, p. 1.



towns in the west at the same age, and its people have shown themselves to be energetic, intelligent and thoroughgoing, taking hold with a will of everything that is likely to add to prosperity and advancement of the organization to which they belong, they are just the class of people that we have needed here, for they come not alone to build up a town but a country also. Many of them have gone to work opening new farms. Where but a few years since no one ever thought of settling are now to be seen respectable farm buildings, fences being built, the sod turned up, and every preparation that can be made for putting in a large crop the coming season. Those who are farming bluff lands this season have met with one serious drawback the scarcity of water but this difficulty will be obviated by the next season. The colony is at work building ditches of sufficient capacity to water all their lands between the St. Vrain and Little Thompson creeks. They do not contemplate taking out any ditches on the South side of the St. Vrain this season, but will commence on them early in the Spring. The town is being built up very rapidly, at the present time there are about seventy houses built, and being built, and more will be commenced soon, among those to be built is a Brick Block one hundred and twenty-five feet deep and seventy-five feet front, the first floor to be used for stores, the second and third for a hotel, the probable cost of which will be about \$30,000. Messrs. Parsons & Bennett are making the brick with which it is to be built, as soon as they burn their first kiln the work will be commenced.

Mrs. Thompson of New York has made a donation to the town of a public library and has erected a fine building for its reception. She arrived in town a few days since bringing with her the first instalment of books and pictures, she has since returned to New York taking with her the best wishes of all, to which she is justly entitled for the liberal donation she has made towards the improvement of the town.

Messrs. Emerson & Buckingham, in establishing their Banking House here, have added very materially to the advantages of the place, it is what we have long felt the need of. They are thorough gentlemen and good business men, as such we commend them to the regards of the people.

We would say to all persons who contemplate coming west to

seek homes in a good locality and healthfull climate come here and you will find it; no better can be found than this situated as it is in the centre of the best agricultural region in the west, its close proximity to the mountains renders the climate mild, pure and exhilarating, making it a desirable location for those afflicted with consumption or bronchial complaints. The water in the streams which flow through the colonial lands is supplied by the melting snows from the mountain ranges which in its rapid current over its rocky bed is kept fresh and pure, and affording plenty of water for irrigation and mill privileges.

As a grazing country it has no equal the grasses with which the prairies are covered, which appear void of nutriment are in reality of the richest order. Stock of all kinds get their living the year round without any care or attention keeping in the best of condition. Beef fed on these grasses alone is not inferior to the best stall fed beef of the eastern states.

For fuel, we have underlying this whole country, vast fields of a superior quality of coal, which at no distant day, will be a constant source of wealth, and will furnish employment for thousands of people. The mountains are covered with dense forests of pine, spruce, cedar and hemlock furnishing an unlimited supply of lumber and fuel.

To these advantages we might mention many others but it is unnecessary come and see for yourselves and you will find it all and more than has been represented.—*Sentinel*.

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#### LONGMONT CORRESPONDENCE.<sup>1</sup>

Longmont, July 1, 1871.

Ed. Denver Tribune:—Longmont has finally succeeded in starting a newspaper organ of its own. How long it will live is hard to say, but it is something that if well done, will greatly help the town.

The executive committee are waking up to the matter of water supply for the town, having appointed a committee, consisting of Messrs. Sigley, Moore and Williams, to look into the matter and report on the feasibility of its being done.

<sup>1</sup>*Denver Daily Tribune*, July 3, 1871, p. 2.

The farmers round about are stirring themselves and talk of organizing an agricultural society, every one in a radius of six or seven miles being strongly in favor of it. Should they succeed, it is their intention to build fair grounds here and have the first exhibition this fall.

Mr. Sigley is putting up a building for a harness shop, carriage trimming, etc. Judge Terry is putting up a nice little office for his lumber yard. It is two stories high; the upper part is to be the *Sentinel's* quarters. Messrs. Burnett & Sears are hard at work building a store for groceries, and intend bringing a fine stock from Chicago. Mr. D. H. Howes goes to Boston next week for a stock of dry goods, ready made clothing, boots and shoes, hats and caps, etc. He is a thorough business man and knows just what to buy. Fourth avenue is being laid out, and will soon be one of the finest streets in town. Everything is moving about as usual. We have had one fine shower this week, which makes crops look better. Arrivals are not very numerous, owing probably to the lateness of the season. As soon as fall commences we expect a large influx.

Vernon.

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### OUR LONGMONT LETTER.<sup>1</sup>

(*From our regular correspondent.*)

Longmont, July 2, 1871.

Editor News: From Denver, by rail to the terminus of the Boulder Valley Railroad, at Erie, is distant about thirty-three miles. A comfortable car serves to convey passengers to and fro between the two places. Four-horse hacks are in waiting at the depot, on the arrival of the daily train, so that passengers may go on, without delay, to Boulder City, or Burlington and Longmont.

The train leaves the Denver depot at 9 o'clock a. m., runs over to Erie, usually, in about an hour and a half. The hack will then take passengers seven miles, to Burlington, or eight miles to Longmont, in time for dinner. A run up to Boulder City requires more time, for the distance is twelve miles, but one naturally wants to linger on the latter route. The broad valley of the Boulder rivets his attention. This entire valley presents one panoramic

<sup>1</sup>*Daily Rocky Mountain News*, July 4, 1871, p. 1.

scene of emerald beauty. Its fields of waving grain, its flowers and grasses, its beautiful groves, its luxuriant gardens, its flocks and herds, the ingenious system of irrigation, the good taste and refinement that characterize the inhabitants, and finally what nature has done, and what the people are doing for themselves, renders this valley one of the most attractive rural scenes that bedeck the foot hills of the Rocky mountains.

At Longmont I found a cluster of people bustling away with energy and determination. Faith and hope seemed to be uppermost with them, and their disposition is to thoroughly prosecute, to a successful issue, the work they have undertaken. For what they have already accomplished, more than a fair share of credit is justly due them. They have erected some seventy-five buildings of every kind. Many of them are good, substantial structures, and would do credit to many older places that I know of.

Judge Terry's house, which stands on the hill, is certainly a model of architectural beauty and convenience. The banking house of Messrs. Emerson & Buckingham is well arranged, convenient, and everyway suited to the present requirements. The colony building is a large two-story unpainted wooden structure, something after the style of the original "Hotel de Comfort" at Greeley. The colony's headquarters are in the front end of the lower story, the rest is occupied by families. A snug little post-office building has been erected, and Mr. Beckwith, the postmaster, has just moved in. The office building for the Longmont *Sentinel* will soon be completed. Mr. Hall, one of the editors, informs me that it is their intention to be well installed in their new office and be issuing their paper within ten or fifteen days. The colony's civil engineer, Mr. Richard Fawcett, has a very pleasant office, and is well supplied by books and charts. His was the first building erected by the colony, consequently it ought to stand for a score of years to show what two decades may accomplish here. There are many other buildings and business houses equally as creditable as those I have mentioned, such as hardware, furniture, grocery, dry goods and other stores. Streeter & Turrell will soon move their splendid stock of drugs and notions from Burlington to this place, where they are about to erect a large brick building to contain them. A brick yard is already in operation, and old



brickmakers say that the clay is very good for brick purposes. The library and library building here is a very creditable enterprise, and I trust it will ever remain a permanent monument to the name and memory of the worthy donor, Mrs. Thompson, of New York, who so generously contributed the money with which to construct the building, and furnished besides a library of choice books.

The beginning is a fair criterion of this colony's future growth and prosperity; their success is as certain as the sun in heaven. Waters are already flowing through every part of the little town they have founded, and quite over their agricultural acres. They are a wide-awake, intelligent, and industrious class of people, and if they are united and pull together like a true band of brothers; if they don't all attempt to live in town and get rich off of each other; if they do not limit their stock-growers and tillers of the soil too much; but make a proper use of the advantages, of soil and climate, of water and coal, and the grazing that surrounds them, they will stand on a level with other flourishing colonies, that have pitched and are pitching their tents on the western border of the great plains.

Burlington, one mile south of here, still holds her own, notwithstanding the near approach to Longmont.

The next important Longmont enterprise is to be a hotel. If is to be a brick building of good size, and completed at an early day. As it now is, Burlington monopolizes the hotel business for all this scope of country. They, however, do remarkably well, and deserve more credit than they get. Rev. Van Valkenburg will soon have completed a good hotel at Erie, which will be a satisfaction to all who travel by that route. Erie has grown to be quite a little burg. They have an extensive colliery, a good stone depot, two or three boarding houses, one good store with postoffice in connexion, three saloons, etc., etc., and the people are determined that no desperadoes shall abide there.



LONGMONT MATTERS.<sup>1</sup>

The progress of the Chicago-Colorado Colony—Membership increasing, notwithstanding adverse criticism—The advantages of the country—Remarkable inducements.

*(Correspondence of the News.)*

Longmont, July 25, 1871.

"It gives us backbone," said one of the officers of our colony, the other day, as opposition to certain men and measures was told him; and that is so. It is a sickly plant that grows under the overshadowing rock. Storms and tempests are necessary to ensure the stability of the monarch of the forest, and so every enterprise (especially if it be something new) finds opposing influences raised against it. Men love to criticise, delight in finding fault, and many will go further out of their way to kick a fellow mortal than they will to give him a friendly lift.

And still we live—live and prosper. Our numbers not only increase day by day, and improvements are being constantly made, but what is more, we feel that we are becoming rooted and grounded. Institutions that give permanency to our enterprise are being established. Churches are organized, and pastors are coming among us. Schools are in session, and our busy streets are enlivened by the merry voices of school children. Workshops, stores, and various places of business, give our young town the appearance of thrift and healthy growth. The hillsides that were, four months ago, sere and barren, and had never yielded aught but the sparse grasses of the plains and the everpresent cactus, are now covered with verdure, and teeming with crops of grain not surpassed in the country. To be sure, this change has been brought about by labor. Water, that indispensable article, has been led from its wonted course, and made to follow along the sides of the high lands and thence disperse its treasures over the plain. Fences have been erected, and other necessary work done to accomplish this great change. And yet little has been the labor compared to that expended on the millions of acres now under cultivation in the states. The New England farmer has had to remove the rocks, grub out the bush, build his walls, and gets, after years of trial, a scanty

<sup>1</sup>*Daily Rocky Mountain News*, July 27, 1871, p. 1.

return. The farmer of the middle states has toiled hard for many long years to remove the immense forests and get his lands ready to give a return; but here, upon these plains, that at first strike the observer as nearly worthless, just a little water changes the whole face of things. To be sure, we must plow, and sow, and fence, and where can you dispense with these? They can each and all of them be done at as little expense here as in the older states, and as for irrigation, (that great bugbear that frightens so many), it costs far less than drainage in many of the eastern states, and by it we secure what cannot be done under any other system of husbandry—a certain crop.

We have now just about five hundred persons in our colony—certainly a growth not to be ashamed of, to be made in four months. Nine-tenths of these intend to remain, mean business, and are actively engaged in profitable pursuits. Such are satisfied. Scores have come here partially or wholly on account of their failing health, and usually they are entirely or partially restored. Such need no persuasion to keep them. Some have come to make money by investment and are doing it. A few have come here without aim, and of course, here as elsewhere, are useless. After carefully looking the ground all over and having been conversant with every movement of the enterprise from the first, I am prepared to say of it confidently, “it is a success.”

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A COLONIST.

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[PUBLIC AND PRIVATE ENTERPRISE AT LONGMONT.]  
OUT IN THE COUNTRY.<sup>1</sup>

Somebody, whose name is not of the slightest consequence, told us that “the only thing that keeps Longmont up, is the ambition of its leading men.” While we don’t agree there, we answer, that the best recommendation a town can have is that its citizens are ambitious for its prosperity; and from a single day spent in Longmont we should say that everything bore evidence of the fact that such are its people. Where a year ago the prairie dog barked, and we chased the antelope, stands a town, which for its ideas of what constitutes real prosperity and the happiness of its people, equals any of our eastern cities, with the addition of having its

<sup>1</sup>*Boulder County News*, August 5, 1871, p. 2.

theories quickened into action by that energy which sends people to the west to seek homes. We find them engaged in improvements which are generally supposed to be the result of a slow growth and urgent demand, chief among which is one to supply the town with water works.

Commencing five miles above town, they propose to lay pipes, conducting water from the St. Vrain to the highest point of land in town, from which it will be distributed. The head, it is said, will be sufficient to convey water to the second story of any house in town. The estimated cost is about \$2500, most of which has been already secured by subscription. They are just finishing a public well, located in a central position, which is also a gift by subscription. With its irrigating ditches, its wells, and its water works, supplied by the clear, pure water of St. Vrain, Longmont is likely to be the best watered town in Colorado.

Their liberality, however, does not stop here. A Methodist church is to be built, at a cost of \$4,000, and the subscription list already foots up over half of the amount.

Private enterprise keeps pace with public. Messrs. Phillips, Hall, Kellogg, and Trumbull are finishing a two story block 80 feet front and 50 deep. Two rooms upon the ground floor, 20 feet in width extending the depth of the house, are to be used for store rooms, and the balance of the building for a hotel.

Messrs. Streeter & Turrell, H. Manners, and W. J. Atwood are about commencing a two story brick block 75 feet front and 80 feet deep, the ground floor of which is to be used for stores, and the second story for a masonic hall and for offices. Its roof is to be of iron, and the intention is to make it entirely fire proof.

Many other buildings are being constructed, and other improvements were noticed which space forbids the mention they deserve. We must, however, notice their interest in matters of education. Their school, which closes this week, under the charge of Mr. B. L. Carr, is one which might deservedly, by many of our teachers, be taken as a model. They propose to open again about the middle of September, and, we are told, will spare neither expense nor pains to make their school all that it should be.

We conversed with a number of the colonists, and found but

two who were dissatisfied with the country, and they, as remarked by Judge Terry, recommended it by saying "the country is good enough, but it ain't as good as the liars said it was."

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A CARD.<sup>1</sup>

Chicago Colorado Colony,  
August 9th, 1871.

The President of the Colony—Judge Seth Terry—having allowed the north branch of the Pleasant Valley Ditch, (of the above mentioned colony) to be filled with water previous to my acceptance of it, and against my wishes as engineer of the Colony—as it was not complete according to specifications—I hereby inform the public, that in duty to the colonists and myself, I do not hold myself responsible in any way for this action in the matter.

Richard Fawcett, C. E.

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[TROUBLE OVER LAND TITLES.]

—<sup>2</sup>We have received a letter from our special correspondent at Longmont, which, for want of space as we go to press, we are unable to publish. From it we learn that last Monday Judge Terry was severely, and perhaps fatally injured, by being struck upon the head and shoulder with the windlass lever of the colony well. The difficulty among the colonists regarding land titles is about to be settled. Judge Terry, president of the colony, and Mr. Barns, vice-president, have resigned.

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[GOOD CROPS IN NORTHERN COLORADO.]

LETTER FROM BURLINGTON.<sup>3</sup>

(*From our traveling correspondent.*)

Burlington, August 20, 1871.

Editor News: In Boulder and Larimer counties the harvest is yielding beyond our most sanguine expectations. Small grain is mostly cut, but two-thirds of it stands in the shock. I have had pointed out to me several wheat fields that will yield, in the estimation of good judges, from forty to fifty bushels per acre. Oats in many places are very heavy; and near Boulder City there are

<sup>1</sup>*Boulder County News*, August 19, 1871, p. 3.

<sup>2</sup>*Boulder County News*, August 19, 1871, p. 3.

<sup>3</sup>*Daily Rocky Mountain News*, August 22, 1871, p. 1.



some fields of corn that will yield sixty bushels per acre. I conversed yesterday with a gentleman from Big Thompson, who informs me the crops on that stream will far exceed any previous harvest. The potato yield will be very large. Along the Cache-la-Poudre crops are much better than the general average of previous years. Boulder, Left Hand, St. Vrain, Big Thompson and Cache-la-Poudre valleys, will well nigh supply the entire territory with wheat, oats, and potatoes. There will be more and better corn than any one season ever produced before in northern Colorado. The gardens are looking well, and are heavily laden with their peculiar kind. The hay crop will be about like the past seasons. I find on all the streams where there has been no lack of water, and a proper system of irrigation has been applied, crops are heavy, and vegetation looks up in luxurious magnificence. The northern counties are *par excellent* the agricultural counties of Colorado. And I think I am not mistaken when I say they are getting more good horses and cattle out this way than in any other part of Colorado. Some of the southern counties will out-number them, but the average grade will not compare. I shall not be able to give the hay and grain statistics until harvest is over, and the threshing well-nigh completed.

Politics are below par, and the harvest, which is of paramount importance at present, has absorbed almost all other interests. At Longmont improvements continue, and affairs are moving on, not at a rapid rate, but at such a rate as characterizes a wholesome degree of prosperity. The new hotel will be ready for guests in about fifteen days. It is 50x80, two stories, with kitchen 20x30. It is built chiefly of Chicago lumber, and is to be finished and furnished in good style. When completed it will certainly be a valuable acquisition to the place.

Burlington keeps pace at about her usual gait. I don't see but that her trade, prestige and power, is as great as before the proximity of her rival neighbor. The interests of the two places are identical and there ought to be no discord. If there are a few uncongenial spirits, the genial ones might let fall a few drops of leaven, and perhaps it would leaven the whole lump. At the Burlington house I am cosily located. The host and hostess are very kind, and I am well fed and lodged.



The days are intensely hot, and so oppressive is the atmosphere, and the dust, mosquitoes, and house-flies are so pusillanimously fond of me, that I can't help but pine for the snowy range. We are on the last half of August, and for the thermometer to climb up to a hundred on the shady side, and stand there for three or four hours during the middle of the day, for a week or two at a time, with one's eyes full of sand, and a million mosquitoes sapping his life-blood, and forty thousand house-flies tormenting the rest of the life out of him, might be fun for a Hottentot, but as for me, with the mountains not far off, it comes a little too near filling the orthodox description of the condition of Dives after his demise.

At Erie Mr. Vanvalkenburg has completed a fine hotel, where guests will receive good accommodations. The town is otherwise undergoing quite an improvement, and peace, harmony and prosperity prevails. Lawlessness has fled from the place, and the people rejoice in good order. H.

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#### NORTHERN COLORADO AGRICULTURAL SOCIETY.<sup>1</sup>

We learn from the Longmont *Press* that the stockholders in this society recently met at Burlington and resolved to have a Fair this fall. For the benefit of those who are not posted in regard to this new institution, the *Press* gives the following information:

"At a meeting of the people held in July last, a committee consisting of John H. Wells, H. C. Woodworth, Seth Terry, M. S. Molier, and Alfred Cushman, was appointed to perfect an organization of an Agricultural Society, to be located near Longmont. That committee organized under the name of the *Northern Colorado Agricultural Society*. A certificate of incorporation was filed and officers chosen. By-laws were adopted, an additional Board of Directors, consisting of Joseph Mason, A. Loomis, W. R. Blore, Thos. F. Godding, Chas. Baldwin, and A. D. Gifford, was elected. Between three and four thousand dollars have already been subscribed to the stock and much more promised. The Society has secured 80 acres of land, one mile and a half southwest from Burlington."

<sup>1</sup>*Boulder County News*, September 8, 1871, p. 2.

## [NEWSPAPER IN LONGMONT.]

—<sup>1</sup>The first number of the *Colorado Press*, once the Longmont *Sentinel*, was issued last week. Mr. Low has retired from the "chair", and the name of Elmer F. Beckwith appears at the head as proprietor. Success and long life to the *Press*.

LONGMONT ITEMS.<sup>2</sup>

From the Longmont Press.

The Rev. Mr. Millington is erecting the first brick building in Longmont.

The prospect is good for the early construction of a grist mill.

Rev. P. Peterson has opened a millinery store.

Brick of nice quality are made at the brick yard. They are said to be the best in the Territory.

Mr. Stokes is erecting a \$5,000 dwelling house on Fourth Avenue.

J. R. Rannell's has opened a meat and vegetable market.

The Good Templar's Lodge, is in a flourishing condition.

The contract for the construction of the ditch, which is to bring pure water from the St. Vrain into town, has been let to J. M. Mumford. The head of this ditch is four miles above Longmont.

The bridge between Longmont and Burlington is to have a new floor.

The Methodists have taken steps towards the building of a church.

The Excelsior ditch is to be twenty miles in length, 12 feet wide on the bottom, two feet deep at the sides and three feet in the middle. Messrs. Mead, Aetzel, E. J. Coffman, Fred Beckwith, and Capt. Williams, made pledges to construct a mile each; D. Baumert and D. S. Coffman pledged three miles each, and J. M. Mumford pledged himself for nine miles.

<sup>1</sup>*Boulder County News*, September 8, 1871, p. 3.

<sup>2</sup>*Boulder County News*, September 8, 1871, p. 3.

## [COLONY DITCH.]

<sup>1</sup>The Colorado *Press* of Longmont says the colony ditch will be twenty miles long, eighteen feet wide at top and twelve at bottom, and will have an average depth of three feet. Its cost will hardly fall short of \$25,000, and it is designed to irrigate ten thousand acres.

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HOW RAISING POTATOES PAYS.<sup>2</sup>

Says the Longmont *Press*: The Big Thompson country is proverbially a great country for potatoes. Mr. Frank Guard planted 30 acres to the crop last spring, and has raised therefrom 8,000 bushels. They are mostly of the White Kidney variety, and many of them for size beat any of the astonishing things we have heard of Colorado potatoes before. Our informant states that he saw ten potatoes which weighed 60 pounds. Think of it, ten potatoes making a bushel! Mr. Guard thinks the cost of raising the crop amounted to about \$2,000. He expects to sell the potatoes at an average of \$1 per bushel, or the entire crop for \$8,000, a clear profit of \$6,000 from 30 acres, or \$200 per acre. Our colonists who think a farm of less than 160 acres will not do for them, will make a note of Mr. Guard's success on less than a quarter of that amount, and we think will come to the conclusion that 20 or 40 acres in Colorado are better than four times that amount in the States.

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ONE YEAR OLD, AND PROSPEROUS.<sup>3</sup>

The Chicago, Colorado colony has passed the first mile post on its road to successful establishment, and is now rejoicing over its healthy growth and its bright prospects. The anniversary of the organization of this colony occurred on Wednesday of the present week, November 22, and upon this subject the Longmont *Press* jubilates as follows:

One year ago to-day, the Chicago, Colorado colony was organized in Farwell hall, Chicago. Starting out as a Chicago enterprise, the most extravagant expectations were indulged in re-

<sup>1</sup>*Daily Rocky Mountain News*, November 2, 1871, p. 1.

<sup>2</sup>*Denver Daily Tribune*, November 3, 1871, p. 2.

<sup>3</sup>*Daily Rocky Mountain News*, November 24, 1871, p. 1.

gard to the growth and prosperity of our colony. The marvelous success that attended every project under the auspices of Chicago surely augured a glorious future for Longmont. It is not strange with such high raised hopes, that some should grumble that they are not all realized in a nine-month. But when we consider what has been done in the short space of three quarters of a year we may well wonder at our surprising growth. The presence of one hundred buildings, of which nearly all are commodious and of tasteful architecture, where there were but two in March, and five hundred people who have come to stay and make homes here are facts to which our people can point with satisfaction, as the history we have made in less than one year.

While the present and prospective interests of the town are so bright, the improvement and settlement of the colony farming lands have not been neglected. The colony has now about twenty miles of irrigating ditches, and has in process of construction twenty miles more. Nearly every colonist is the owner of a tract of land varying from five to forty acres, and in most cases it is the intention to put the land into crops in the spring. The indications are that at least one hundred families, friends of those now here, will join the colony next season. We predict that the colony will double its present inhabitants in 1872.

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#### LONGMONT.<sup>1</sup>

The *Press* indulges in congratulations to the Longmonters over the success which has attended their first year's experimenting in Colorado. It says: "The presence of one hundred buildings, of which nearly all are commodious and of tasteful architecture, where there were but two in March, and five hundred people who have come to stay and make homes here, are facts to which our people can point to with satisfaction. The colony has now about 20 miles of irrigating ditches, and has in process of construction 20 miles more. Nearly every colonist is the owner of a tract of land varying from five to forty acres, and in most cases it is the intention to put the land into crops in the spring. Occasionally some colonist gets homesick and returns to the East, but such cases are rare. On the contrary most of them are ardent believers in Colorado, and are

<sup>1</sup>*Denver Daily Tribune*, November 24, 1871, p. 4.

expecting friends to join them from the East in the spring. The indications are that at least one hundred families, friends of those now here, will join the colony early next season."

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[ST. VRAIN FARMER'S CLUB.]

—<sup>1</sup>The "St. Vrain Farmer's Club," was organized at Longmont, Jan. 8th, by the election of Mr. George F. Davis as President, Mr. D. S. Coffman, Secretary, and Mr. C. G. Bestley, Treasurer. Any person of good moral character may become a member by the payment of one dollar, and an annual fee of one dollar. The object of the society, is to improve the members in agriculture and kindred pursuits.

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[SATIRE ON COLONY ADVERTISING.]

<sup>2</sup>A member of our colony, now in the East, settling up his business, that he may join us, inspired with the thought of our beautiful and fertile Territory, thus "gushes forth" into melody:

"I hear thee speak of a better land,  
 Thou callest its children a hunky band,  
 Is it where the glorious orb of day  
 Rises on scenes that are Summer, for aye?  
 Where fruits are e're ripe and grass is e're green?  
 Where gay tinted flowers forever are seen?  
 Where Summer is ever and Winter is not?  
 Now tell me, my honey, is that air the spot?

Not much, Mary Ann.

"Is it where the cabbages grow so fast,  
 That they burst with a noise like the thunder's blast?  
 Is it where through the rich, deep, mellow soil  
 The beets grow down as if boring for oil?  
 Is it where the turnips are hard to beat,  
 And cattle grow fat on nothing to eat?  
 Is it where each irrigating sluice,  
 Is fed by watermelon juice?  
 Is it where the taters of monstrous size

<sup>1</sup>*Boulder County News*, January 19, 1782, p. 3.

<sup>2</sup>Poem by J. B. Thompson published in the *Longmont Press*. From J. B. Thompson's *Scrap Book*.



Sport like Argus their hundred eyes?  
Is it where the beautiful speckled trout  
Jump into the pan with their insides out?  
Where they fish themselves, nor wait to be hooked,  
But come to the table ready cooked?  
“Is it where everything grows to such monstrous size,  
That the biggest stories appear like lies?  
Tell me, in short, I would like to know,  
Is this wondrous land called COLORADO?  
You’re right old boy, it is.”

ST. LOUIS WESTERN COLONY



## DOCUMENTS

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<sup>1</sup>Certificate of Organization  
of  
St Louis Western Colony  
Filed

for record at 6 oclock P. M.

March 15th 1871

W. J. Kram Recorder

Whereas. In pursuance of the provisions of Chapter Eighteen of the Revised Statutes of Colorado and the amendments thereto, approved February 11th 1870, We the undersigned Andrew C. Todd, James H. Pinkerton, John M. McCutcheon, Calvin F. Hartman,

Robert McKelvey and Cotton C. Bradbury, desire to associate ourselves for the purpose of forming an Incorporate Company having for its object the aiding, encouraging and inducing immigration to the Territory of Colorado and for the purpose of purchasing, acquiring, holding, possessing, selling, conveying and disposing of lands town lots and other property whether real, personal or mixed, and for the purpose of constructing Wagon Roads and Bridges, digging and maintaining Ditches, building Academies and School Houses and maintaining a system of public instruction and encouraging Agriculture and other industrial pursuits, Therefore.

### We Do Hereby Certify

First That the corporate name of the said Company shall be the St Louis Western Colony. That the said Company is formed for the following purposes., to wit:

1st For the purpose of buying, acquiring and conveying Real Estate.

2nd For the purpose of constructing Wagon Roads and Bridges.

3rd. For the purpose of constructing and maintaining Ditches.

4th For the purpose of establishing and maintaining Academies and Schools for the education of Youth.

5th For the purpose of founding and maintaining a free Library, reading room and lyceum.

6th. For the purpose of aiding, encouraging and inducing immigration to the Territory of Colorado.

<sup>1</sup>Weld County Deed Records, II, pp. 233-235.

7th For the purpose of providing maintaining and keeping in repair a place or places for the burial of the dead.

Second. The amount of the Capital Stock of said Company shall be Twenty Thousand (\$20,000) Dollars to be divided into shares [pg 234] of Five Dollars each.

Third The Term of the existance of said Company shall be for Twenty years.

Fourth The affairs of said Corporation shall be managed by six Trustees and the following named persons shall be such Trustees for the first year and until their successors shall be elected, to-wit: Andrew C. Todd, James H. Pinkerton, John M. McCutcheon, Calvin F. Hartman, Robert R. McKelvey, and Colton C. Bradbury.

Fifth The principal business of said Company shall be carried on in the Town of Evans Weld County Territory of Colorado, with the right to carry on a part of its business outside of said Territory.

Sixth The Trustees of said Company shall have power to make such prudential by-laws as they may deem proper for the management and disposition of the stock and business affairs of said Company, for prescribing the duties of officers, agents, artificers and persons that may be employed and for the appointment of all Officers and Agents for carrying on all business within the objects and purposes of said Company.

Seventh The said Company proposes to take the Water for their said Ditches from the Big Thompson, South Platte River and Cachelapoudre River as follows, to-wit: 1st from the North side of Big Thompson commencing at a point at or near the South East corner of Section Thirty one Township 5 north of Range 66 West, to be carried thence at a grade not to exceed five feet fall to the mile, easterly to a point on the South Platte River below Evans in the County of Weld and Territory of Colorado. 3rd From the South side of the South Platte River at or near the mouth of Big Thompson, to be carried thence at a grade not to exceed five feet fall to the mile, to a point on South Platte River below Evans. 4th from the south side of the Cachelapoudre at a point at or near the west line of Section 36 Township 6 North of Range 67 West, to be carried thence at a grade not to exceed five feet fall to the mile, to the South Platte River. And 5th From the North side of Big



Thompson at a point near its mouth to be carried thence at a grade not to exceed five feet fall to the mile northerly on the most convenient and practicable line to the Platte River or Cachela-poudre, with such branches, races, aqueducts, flumes and embankments as shall be necessary or convenient for the construction [pg 235] maintenance and use of said ditches

Eighth The water in said Ditches to be used and applied for irrigation manufacturing and other purposes.

In Witness Whereof. We have hereunto set our hands and seals at Evans in the Territory of Colorado this 15th day of March in the year of our Lord One thousand eight hundred and seventy one

Signed Sealed and Delivered  
in Presence of W J Kram

Andrew C. Todd  
James H. Pinkerton  
John M. McCutcheon  
Calvin F. Hartman  
Rober R McKelvey  
Colton C. Bradbury

<sup>1</sup>Article of Agreement  
From  
Denver Land Ass  
To A. C. Todd Et al  
Filed  
for record at 11 oclock  
A. M. Mar 17th 1871  
W J. Kram  
Recorder

This Agreement made and entered into, on the fifteenth day of March in the year of our Lord one thousand eight hundred and seventy one, by and between the "Denver Land Association" party of the first part, and A. C. Todd and C. F. Hartman, acting on behalf of themselves, and those associated with them under the name

and style of the "St Louis Western Colony" party of the second part. [pg 399] Witnesseth that for and in consideration of the covenants and agreements hereinafter stated to be performed and kept by the parties hereto, and of the sum of one dollar in hand paid by the said party of the first part to the said party of the second part; the receipt whereof is hereby confessed and acknowledged, the "Denver Land Association" agree to donate and convey to the said party of the second part, an undivided two thirds interest in all unsold lots belonging to the said party of the first part, situated in the Town

<sup>1</sup>Weld County Mortgage Record, No. I, pp. 398-400.

of Evans, County of Weld and Territory of Colorado, in consideration for which the said party of the second part agree to sell the whole of said lots and to pay to the said party of the first part, for their remaining one third interest, one third of all the moneys thereafter received from the sale of said lots: said lots to be appraised by a joint committee of equal numbers to be selected by the parties hereto. And such appraisement to be made at least once a year or oftener, if deemed necessary, said lots to be sold at appraisement value.

It is further agreed by and between the parties hereto, that the said party of the second part is to purchase of the said party of the first part, sixteen hundred acres of land as described in a proposition as heretofore submitted to the said party of the second part, by Walter S. Cheesman Esqr on behalf of and for the said party of the first part, adjoining the said Town of Evans, and pay for the same the sum of twelve thousand dollars, one thousand dollars of which sum is to be paid down in cash, and the remainder in ninety days from the date of said purchase, and it is expressly understood that in case the said party of the second part shall make default in the payment of said balance at the maturity thereof: that the one thousand dollars to be paid in cash as aforesaid shall be forfeited to the said party of the first part, as a penalty for the non fulfillment of the agreement in the payment of said balance at the maturity thereof as aforesaid.

It is further agreed by and between the said parties hereto, that the said party of the second part is to locate one hundred heads of families, in and around the said Town of Evans, County of Weld and Territory of Colorado, within one year from the date of location, and to construct a Ditch for irrigating said Town of Evans, and adjoining lands, said ditches to be constructed at the expense of the said party of the second part, and the said Town of Evans to have the use of the water from said ditch free from all expense or charge.

It is further agreed and understood that the said party of the second part are to expend the proceeds derived from the sale of their two thirds interest in the said lots [pg 400] in Evans, in the improvement of said Town of Evans and for its benefit.

It is understood that the said party of the second part are not

compelled to furnish water from their said ditch to parties holding lots in said town of Evans prior to this date. And it is further agreed that the said party of the first part shall reserve to the use of the Denver Pacific Railway and Telegraph Company the right to such parts of the town site of Evans as may be necessary for Railway purposes.

It is further understood and agreed, that the said party of the first part, upon the sale of any of the lots aforesaid, by the said party of the second part, will make a good and sufficient deed of conveyance to the purchasers thereof for their remaining one third interest in said lots. Provided that neither of the parties hereto shall have the power to sell their interest in said lots, or any of them separately.

It is further understood that the sixteen hundred acres of land mentioned as aforesaid, are as follows, to wit: West half of section (30) thirty, section (19) nineteen. Town five (5) north (65) sixty five West. Section (25) twenty five. Town five (5) North Range (66) sixty six West.

Witness our hands and seals this the day and year above written.

Andrew C Todd	Seal
C. F. Hartman	Seal
Denver Land Association	Seal
by David H. Moffat Jr Trustee	Seal

<sup>1</sup>Article of Agreement  
Between  
Evans and Carr  
and  
St Louis West Colony  
Filed  
for record at 11 oclock A.  
M. Mar 17th 1871  
W. J. Kram  
Recorder

This article of agreement, made and entered into the 15th day of March A. D. 1871 by and between Evans and Carr of the first part and A. C. Todd and C. F. Hartman acting for themselves and their associated with them under the name and style of the "Saint Louis Western Colony" of the second part.

Witnesseth. That the said Evans and Carr for and in consideration of the covenants hereinafter

<sup>1</sup>Weld County Mortgage Record, No. I, pp. 400-401.

mentioned, have agreed and by these presents do agree to withdraw from market and hold subject to be purchased, for a period of Ninety days, from date hereof, by the said A. C. Todd and C. F. Hartman and their associates aforesaid, at the rate of four dollars and seventy eight cents per acre, to be made in five annual cash payments upon the terms and conditions hereinafter mentioned, the following described Real Estate situate in the Territory of Colorado, to wit: All the lands East of the Platte River belonging to [pg 401] Evans and Carr and embraced in Township four (4) North of Range sixty five (65) West. Township five (5) North of Range sixty six (66) West. Township five (5) north of Range sixty five (65) West. Township four north of Range sixty seven (67) West. The terms and conditions of purchase are to be the same as the terms and conditions fixed by the Denver Pacific Railway and Telegraph Company in its contracts for the sale of its lands. Except as hereinafter modified as to cash payment otherwise a copy of which in blank is hereto attached marked "A."

The said party of the second part in consideration of the withdrawal of the said lands as aforesaid agree to select and purchase on the tracts aforesaid, of said lands at least ten thousand acres, within ninety days from date hereof, and further agree to pay of the first part, the sum of One thousand dollars on delivery hereof to be applied in case of purchase as aforesaid, on the first payment for said lands, and in case that the said party of the second part shall fail to purchase as herein stipulated, then the said one thousand dollars is to be forfeited to the said party of the first part.

Witness our hands and seals this 15th day of March A. D. 1871

Evans & Carr  
by Walter S. Cheeseman Agt  
Andrew C. Todd  
C. F. Hartman

## PRIVATE CORRESPONDENCE

### WILLIAM N. BYERS CORRESPONDENCE<sup>1</sup>

[p. 337]

Oct. 21, [187] 0.

Col. C. N. Pratt  
Chicago, Ill.

Dear Sir: Near Ayres Point in southern Illinois there are about 100 families of Covenanters who desire to form a colony to locate in Colorado. Two of their number spent most of the summer here. Rev. A. C. Todd, Ayres Point, is the representative man of the concern. I talked with him considerably and occasionally send him publications.

Today Gov. Evans surprised me by introducing Mr Pinkerton of Greeley with a proposition for him to go down and work up that colony and locate them, *we to divide our commissions with him*. I refused at once saying that I considered the business coming to us certainly anyhow and that we have no earnings to spare unnecessarily. If you can conveniently do so I wish you would visit that place, find Mr Todd and work the matter up. You can do more in a day than Pinkerton can in a week. Be ready to talk transportation to them.

Yours Truly, Wm. N. Byers,  
Gen. Manager

[p. 339]

Oct. 23, [187] 0.

Col. C. N. Pratt  
111 Dearborn St. Chicago, Ill.

Dear Sir: Referring to my letter of 21st inst. I desire to add:

I have since had a long talk with Mr Pinkerton and I conclude he may be of much advantage to us. He has lived here for over eleven years and his experience would therefore be of great advantage in the organization of, and management of a new colony. He did not seem much to expect that we would willingly divide our commissions but thought he ought to have some compensation. The idea of a division of our earnings seems to have been put forward by Gov. Evans.

<sup>1</sup>The following letters from the letter copy books of William N. Byers, Colorado agent of the National Land Company, were placed at our disposal by Mr. Frank S. Byers. All the letters in this group except the last one are found in the book "March, 1870—January, 1871." The letter of August 3, 1872, is found in the book beginning February 2, 1872, and ending April 8, 1875.



I told Mr Pinkerton that we could provide for his transportation and compensate him for such services as he may perform for us under our direction. With this understanding he agrees to go on in two or three [p. 340] weeks and devote his time to the work. He was brought up near Ayres Point and is acquainted with all the people; is also a member of their church. He says they can certainly bring 100 families, and that he can put a working force on the ground in time to raise a crop next year. I feel satisfied that if he will give his personal efforts to it, and his recompense finally depends upon its success, that he can secure a better *practical* success than is the Greeley Colony. The people are all farmers. I stipulate also with Mr P. that he shall consult you, and that if at any time during his stay there you desire his services at Chicago or elsewhere you are to command them. If you could meet at Ayres Point it would be very well. I will see that he is provided with proper credentials and recommendations. I write Col. Lamborn today for passes for him to St. Louis—

Yours Truly, Wm. N. Byers,  
Gen. Manager

[p. 341]

Oct. 23, [187] 0.

Col. Chas. B. Lamborn

5th & Elm Sts, St. Louis, Mo.

Dear Sir: I have had some interviews and correspondence with the projectors of a colony of 100 or more families to be made up and near Ayres Point, Illinois. There is a man here, Hon. J. H. Pinkerton, formerly a citizen of that place, who was suggested to me by Gov. Evans as a good man to organize and lead it. Yesterday I had a long talk with him, and the result was an agreement upon his part that if we will provide for his transportation and compensate him for such services as he may perform under our directions, he will in two or three weeks go east and give his influence and personal efforts to the matter. He has lived here, engaged in farming, for over eleven years; has been in the legislature, [p. 342] and is a man whose appearance and manner begets confidence. He will carry the best of endorsements. He assures me that he can get his pioneer force on the ground in time to make a crop next year. Mr. P. is at present one of the Trustees of the

Greeley Colony and I have no doubt will be highly endorsed by the officers of that organization. Please send me a pass to carry him to St. Louis where he must stop to arrange all details with you. I give full particulars to Col. Pratt and advise Col. Loomis of the plan. I tell Col. P. that I think he may find him useful in working up other colonies, and I have an agreement with Mr Pinkerton that he must help us in such cases when required.

Yours Truly, Wm. N. Byers,  
Gen. Manager.

[Letter to Col. John S. Loomis. N. Y. Oct. 23d. to same effect, [p. 343] adding no new items].

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[p. 357]

Nov. 3, [187] 0.

Mr J. H. Pinkerton  
Greeley, Col.

Dear Sir: Col. Pratt, our General Agent, desires to know if you can meet him at St. Louis on the 10th inst. Says if you can he will go with you to Ayer's Point.

I have not yet received your pass but expect it daily. I suppose Col. P. can go with you to A. P. at almost any time. Please answer at once.

Yours Truly; Wm. N. Byers,  
Gen. Manager.

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[p. 362]

Nov. 7, [187] 0.

Col. C. N. Pratt  
Gen. Agt. N. L. Co.  
St Louis, Mo.

Dear Sir: Immediately upon receipt of your letter of 29th ult., I dropped a line to Mr Pinkerton asking if he could meet you in St. Louis on the 10th. He was away from home and I received no reply until last night. In it he says that he cannot leave home before the 16th inst., but will go to Chicago and see you before visiting Ayer's Point. He will depend upon having a full understanding with you before making any further progress in the colony enterprise.

I had hoped to leave for St Louis today but am very busy and would have to return at once, so will wait until later and then try

to spend some time with you. Give me probable date of your Chicago meeting. Would like to be there.

Yours Truly, Wm. N. Byers,  
Gen. Manager.

[pp. 363-364. Letter to Col. C. B. Lamborn, St. Louis, Mo. Loomis and Pratt have "approved the Pinkerton project"]

[p. 368]

Nov. 8, [187] 0.

Col. Chas. B. Lamborn  
Secy & Treas. Nat'l L. Co.  
5th & Elm sts. St. Louis Mo.

Dear Sir: Your favor of 2nd inst. with passes for J. H. Pinkerton as therein described is at hand.

I have given Mr Pinkerton to understand that he need not expect even commissions from us. I agreed only to furnish him transportation, and if he performs any labor for us that we would have to employ some one else to perform otherwise, then to pay him what in the other case it would have cost us. I thought he might be of use in forwarding colonists or their goods.

Mr Pinkerton looks for his compensation to such profits as he can make off his colonists for services performed them, and to speculations upon town lots. The Denver Land Asso- [p. 369] ciation design buying the town site and laying off the colony town. They then propose to give to the colonists one half the lots and give Mr Pinkerton the agency to sell the other half. From this, mainly, he expects to make his money. The first proposition to me upon the subject was by Gov. Evans in the presence of Pinkerton and it was that we divide our commissions with Pinkerton upon such lands as he might sell the colony—no figures for the division named. I flatly refused, saying that I considered the sale virtually secured, and that if the Ayers Point colony did not take the land some one else would. The next day I met P. and asked him to come to the office where we talked a long while and I was surprised to find him very tractable & reasonable. He said he did not expect us to be willing to divide commissions but he wanted to make as good arrangements as he could. Please consider in all negotiations with him that so far as my assurances to

him go, we are not bound to pay him anything but *may* pay whatever *we* consider his services worth.

Yours Truly, Wm. N. Byers  
Gen. Manager.

[p. 372]

Nov. 12 [187] 0.

Col. C. N. Pratt

111 Dearborn St., Chicago.

Dear Sir: I am this day in receipt of a letter from Rev. A. C. Todd, Ayres Point, Ill., saying: "If that land is still available—i. e., unsold, price &c suiting—you may understand that I will take & set immediately to work to organize the colony". This refers to about 13,000 acres K. P. land between Platte and Bear creek, 8 to 20 miles south west of Denver. I write him fully today. If you can conveniently do so I think it would be well for you to run down to see him.

Pinkerton was here yesterday. He can't go east for some time & may be we need not send him at all. Please answer soon.

Yours Truly,  
Wm N. Byers.

[p. 373]

Nov. 12, [187] 0.

Rev. A. C. Todd

Ayers' Point, Ill.

Dear Sir: The appraisement of the K. P. lands was completed this week and the report of the appraisers was sent east last night for the approval of the Land Commission of that road and of the Trustees under the mortgage. Our copy of the lists will probably be received early in December. I have today looked over the memorandums of the appraisers and talked with Mr Phelps—a practical and careful engineer and surveyor—who made the examination of the land.

I find that we have in the limits of which we talked about 13,000 acres of land. It is appraised at from \$3 to \$6 per acre and will average about \$4. I think I am safe in promising it at that price. The government land interspersed [p. 374] will probably aggregate 10,000 acres, which, as you are aware, can be secured under the pre-emption law at \$2.50 per acre, or by homestead for five

years settlement and nominal fees. Your colonists will doubtless be entitled to the benefit of both bounty laws. This body of land contains coal, iron, lime, gypsum and the finest quality of building stone in great variety. The western portion has more or less timber and is adjacent to heavy forests. The Platte on the south and east, and Bear Creek on the north furnish the best of water power and unlimited in extent. A railway will soon extend all along its south eastern border. Mr Phelps agrees with me that the larger share of the land can be irrigated from the Platte and Bear Creek. The portion [p. 375] that cannot be reached by water is the very best of grazing land. The nearest of these lands are within eight miles of Denver.

At the appraised price I consider it a better bargain than we gave the Union Colony. Terms of sale the usual rule,  $1/5$  down and  $1/5$  each in two, three, four and five years with interest on the deferred payment at the rate of six per cent. per annum. Several parties are talking about these lands and a number of colonies are projected, therefore I would like you to reply at once either decisively or as to what you *think* will be the result. About transportation please address Col. Pratt—address at head of this sheet. I write him today.

Yours Truly,

Wm. N. Byers,

Gen. Manager.

[p. 386]

Nov. 16, [187] 0.

Col. Chas. B. Lamborn

5th & Elm Sts, St. Louis

Dear Sir: Mr Pinkerton wants to go east next week. I ask him today to await the arrival of Col. Loomis. Am hoping that with Col. Pratt's efforts and my own correspondence with the Ayres Point people, that it will be unnecessary to send him. I have advised Col. P. fully and will try to hold Pinkerton until I get his and your reply. My only objection to his going is this; the proposed Colony have already a preference for a certain locality whilst Pinkerton has set his heart upon taking them to another. I fear divided counsels will breed dissention. Would really rather have them follow Pinkerton's choice. When will Loomis come?

Yours Truly,

Wm. N. Byers.



[p. 387]

Nov. 16, [187] 0.

Col. C. N. Pratt

Chicago, Ill.

Dear Sir: I am just in receipt of letter from Mr Pinkerton saying that he will be ready to go to Ayres Point next week. If anything has transpired to render it unnecessary for him to go please write or telegraph me. I write him today saying that I a little prefer that he await the arrival of Col. Loomis.

Yours Truly, Wm. N. Byers,  
Gen. Manager.

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[p. 387]

Nov. 16, [187] 0.

Hon. J. H. Pinkerton

Greeley, Col.

Dear Sir: Col. Loomis wrote me on the 7th that he *might* delay to attend the convention of Governors at Indianapolis on the 24th inst. I presume he has decided to do so. In that case he will come on here immediately after—probably arrive about the 28th. If you can as well as not I would a little prefer that you await his arrival. Answer.

Yours Truly, Wm. N. Byers,  
Gen. Manager.

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[p. 389]

Nov 16 [187] 0

Col. Chas B. Lamborn

Secy &amp; Treas Nat'l L. Co.

5th &amp; Elm sts, St Louis

Dear Sir: This will introduce to you Col J. H. Pinkerton, about whom and his mission I have before written you. He will aid us in every way and I am confident will be of the greatest assistance in organizing the Ayres Point & perhaps other colonies. Please consult him fully and freely.

Yours Truly,  
Wm. N. Byers  
Gen. Manager

[p. 390]

Nov. 17, [187] 0.

Col. C. N. Pratt

Gen. Ag't. N. L. Co.

111 Dearborn St. Chicago.

Dear Sir: Your favor of 13th came last night. Mr Pinkerton came up on last evening's train bound to go directly on. I gave him a letter to Col. Lamborn, passes to St Louis and he left on the 9 p. m. train. He will probably be calling upon you about as soon as this.

Yours Truly,

Wm. N. Byers.

Gen. Manager

[p. 451]

Jan. 7, [187] 1.

Rev. A. G. Todd,

Ayres Point, Ill.

Dear Sir; Your favor of 4th inst. at hand. I do not think the Chicago Colony is going onto the land you refer to, but to a very different place.

I refer your letter to Secretary Lamborn, at Saint Louis, with request that he give you passage and freight rates as early as possible & provide you the tickets as required.

Yours Truly,

Wm. N. Byers,

Gen. Manager.

[p. 56]

Aug. 3, [1872]

Col. Chas. B. Lamborn,

Gen. Mgr. N. Land Co.

Kansas City, Mo.

Sir; In reply to your letter of 31st ult. I have to report: That in the summer of 1870, Rev. A. C. Todd spent some time in this part of the country and that I then made his acquaintance. I think it was in August he told me that he had some notion of getting up a colony and we had considerable talk about it. He had fixed his mind upon the tract of land south west of Denver bounded by Bear creek, Platte river and the mountains, and it is this that was referred to in Mr. Todd's letter of Nov. 7, 1870, and mine of Nov. 12, 1870 and Jan. 7, 1871.

On or about Oct. 21, 1870, Hon. John Evans brought Mr. J. H. Pinkerton to me and introduced the subject of the Ayres Point colony. He asked if we could not employ Mr P. in working it up. I replied that I considered the colony secured to us already, if it should be organized, and that no work was necessary except such as we (the National Land Company) was then doing and prepared to do. Subsequent interviews resulted in the procurement of passes for Mr. Pinkerton and his going east to work with or for the colony [p. 57] as I supposed. These steps are shown in the correspondence herewith enclosed.

Soon after Messrs Pinkerton and Todd arrived in the spring of 1871, I discovered that some influence was at work to divert the location of the colony *from* the tract of land above referred to, and *to* the neighborhood of, or at, Evans—48 miles north of Denver on the D. P. Railway. I suspected then and have now no doubt, that it was a contingent interest in land, or otherwise, to accrue to Pinkerton in case of his success in making the diversion. His efforts were successful as the records of the land department of the railway company show.

Meantime the directors of the Denver Pacific Railway Company had withdrawn or reserved from market, and thereby taken out of the hands of the N. L. Co. as agent, the lands subsequently sold to Todd, Pinkerton *et al*, under the name of "St. Louis-Western Colony", upon the claim that the contractors who built the road—known as "Evans, Carr & Co.," or "Evans & Carr", were entitled to select one hundred thousand (100,000) acres of land from the D. P. Railway grant. These lands, and others, had been from time to time so withdrawn and [p. 58] thereby the National Land Company was prevented from closing the sale. All the preliminary work was done by it (the N. L. Co.) and it was recognized as the active agent by Gov. Evans in his introduction of Mr. Pinkerton and accompanying conversation; by Mr Pinkerton in his correspondence, acceptance of passes etc., and by the colony itself in its constitution published about Feby. 1, 1871.

In addition to the enclosed papers reference is made to the letters of Chs. B. Lamborn Nov. 2, 1870, Apr. 5, June 17 & Aug. 5, 1871, of which you have letter press copies. I don't know

when I will see Todd or Pinkerton. Think the latter will be loth  
to swear to any statement.

Yours Truly,

Wm. N. Byers.

Subscribed and sworn to before me this Third day of August, A. D.  
1872

Charles E. Parker

Notary Public

## EXCERPTS FROM NEWSPAPERS

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### I. PRE-COLONIAL EVANS

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#### THE DENVER PACIFIC<sup>1</sup>

Work at track-laying on the Denver Pacific was resumed yesterday morning and it is not likely to be interrupted again until the northern half of the line is completed.

Capt. W. H. Pierce, who has been down to the Platte crossing at the embryo town of Evans, has been back and returns there this morning. Water is obtained there at a depth of thirty-five feet. In connection with the name of this town we may state that each President of the Company has, by a vote of the Directory, had a station named for him. Hughes, Johnson, Evans and Pierce are destined to become as well known among Colorado towns as the original owners of the names have been among Colorado people.

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#### EVANS<sup>2</sup>

The new town of Evans, about half a mile beyond the Denver Pacific Platte crossing, is looming into importance. Capt. W. H. Pierce is there as agent for the company, has laid out the town and is selling lots. Quite a number were sold at the company's office in Denver yesterday, but no more will be sold here. These lots are of four different sizes, and will bring from \$50 to \$200 each. The site of the town is forty-eight miles from Denver, and is an excellent one. The whole quarter section and much more besides, can be supplied with water by building a ditch only four miles long. There is no doubt but a permanent town of considerable importance will grow here, and this winter it will be a lively place. The depot building, 24 by 25 feet, is under way, and we understand other buildings will be erected by the company soon. This is the first station this side of Cheyenne decided upon except water stations, though it is likely that another may be made for the convenience of the people at and around Laporte. The road ought to reach Evans in thirty days, though it may not for a week or two

<sup>1</sup>*Daily Colorado Tribune*, September 28, 1869, p. 1.

<sup>2</sup>*Daily Colorado Tribune*, October 13, 1869, p. 1.



longer. The reason why track is not laid faster is on account of the scarcity of men. If that could be remedied, and it probably will be, it would come on much more rapidly.

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### LOTS IN EVANS.<sup>1</sup>

THERE WILL BE A SALE OF LOTS IN THE town of Evans, the county seat of Weld County, Colorado, on the 10th day of November next, at which the unsold lots in said town will be offered at auction.

Before said public sale any lots in said town will be sold to such parties as desire to build upon them immediately, at the prices marked thereon, for cash, building on said lots to be commenced before said sale. Any party erecting a good building on his lot will be entitled to the adjoining it at the appraised price. All other sales will be deferred until said public sale.

By reference to the map of the adjoining country it will be seen that this must be an important station on the Denver Pacific Railway, at which the trade of the Big Thompson and Cache-a-la-Poudre settlements for twenty-five or thirty miles from the west will find their most convenient access to the railroad, and as the valley Platte below this point settles up this will be its point of trade for a distance from the east of from seventy-five to one hundred miles. And when it is remembered that Evans is already the county seat of one of the best counties in Colorado, and in the center of one of the best farming and grazing districts in the territory, the importance of the place will be plain.

The site of the town is a pleasant plateau on the banks of the Platte river, easily irrigated by a ditch from the Big Thompson of four or five miles in length, which would make any amount of water-power that might be required in the town.

It can also be abundantly supplied with good well water at any point on the plat by digging from twelve to twenty feet deep.

The track of the Denver Pacific railway is being laid rapidly, and it is expected to reach Evans about the time of said sale. The extension of the railroad will doubtless give a great impetus to the settlement of this section of the country, while the settlements

<sup>1</sup>*Daily Colorado Tribune*, October 20, 1869.

already made are sufficient to support a town of several thousand inhabitants.

The lots can be selected for improvement by application to Capt. W. H. Pierce, on the ground, who is the only party authorized to sell the same.

David A. Moffet, Jr.  
Trustee.

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#### EVANS.<sup>1</sup>

This new town, the future "hub" of the universe, is located about half a mile from the west bank of the Platte, on the line of the Denver Pacific railway, forty-eight miles from Denver. The site of the town is on the second bench, and slopes gently to the river. The engineer says that the mouth of the Big Thompson is sufficiently high to throw water through an irrigating ditch fifty feet above the level of the town. Four miles north is the Cache-a-la-Poudre stream. The town is laid out on both sides of the track. The streets are made to run exactly north and south and east and west. The lots vary in size, but the blocks are uniform, except a few, that are flat-iron shaped, in the "bite" next to the track. On paper the town has a very pleasant appearance, and we doubt not that the plan as laid out will be carried out. Two hundred and forty acres on the east side of the track, and eighty acres on the west side have been laid out into blocks and lots, and more is about ready to be staked. Already the lots fronting the tracks have been taken and are being improved. When we left there on Monday there were standing in the town, exclusive of Mr. Sam Ashcraft's ranch improvements, five completed buildings, and as many more under construction and approaching completion. The depot building is now being built, and will probably be finished by Saturday next. Capt. Sopris is putting up two frame buildings 16x24 each—one of which he has leased at \$100 per month to Cheney of Golden City, and the other he will occupy himself as a business house. Mr. Sam Ashcraft is erecting a frame 16x24 to lease. On the next two lots he will commence the erection of a hotel building as soon as the lumber can be procured from Denver. He contemplates the erection of other warehouses, of which we made no note. Birks Cornforth is there

<sup>1</sup>*Daily Colorado Tribune*, October 20, 1869, p. 1.

doing business in a big tent until such time as he can get the lumber for a building. His "sign" is the first one up. Alex. Boyd has purchased a couple lots and will erect a business house thereon immediately. The Denver Ale Company have purchased a number of lots and will improve them immediately. Mr. Thompson, the velocipedist, has a building nearly completed which he will occupy for a boarding house. Another Denver man has secured three lots, fronting the open square around the depot, on which he will erect a hotel. The frame is being made at Denver and will be shipped in a few days. The Smith Brothers are hauling the lumber for a number of buildings which they intend to erect on their addition, now a part of the town. Messrs. Billy Merchant and E. Greenfield have secured locations on the west side of the track—the first for a billiard saloon and the last named for a butcher shop. Murrin & Drake of Cheyenne have been down and purchased lots on which they will erect a building to be used as a wholesale liquor store. Malory of Black Hawk is making adobe brick for a business house on the west side. Others we saw and heard of but did not charge our memory or make any notes. Good water is found by sinking eighteen or twenty feet.

The grand consideration is, "will the town prove a permanent business point, and where can it draw support from after the end of the track shall have reached Denver?" Evans is the county seat of Weld County, one of the largest and best agricultural and pastoral counties in the Territory. It is rapidly settling up and must in time have a large population. Evans being the most central point as well as the most accessible, will naturally draw the entire trade of the county. The people along Cache-a-la-Poudre, Big and Little Thompson and a portion of St. Vrain Creeks will find this the nearest and most accessible railroad point and will doubtless find their selling and purchasing market there. Evans is the only accessible trading point for the settlers as far as one hundred miles below on the Platte. Considering these propositions we cannot see how Evans can be other than a good business point. The road down the east side of the Platte from Denver to Evans is the best natural road in the West—no hills and no sand, except one sandy hill of perhaps fifty yards. The east side is altogether the most favorable for a road, as well as the shortest

from Evans to Denver, Golden and the mountains. This item of distance we have from the engineer who has measured it. The railroad bridge across the Platte will be planked by the company, so as to allow teams to cross to the east side at an early day, without having to ford the river.

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[EVANS—A RIVAL OF DENVER.]

<sup>1</sup>Good Joke on Denver.—While at Evans a few days ago we had the extreme felicity of meeting the redoubtable Drake of the *Cheyenne Argus*, and exchanging lies with him about our respective places of abode. Drake rather beat us on the good square lying and we acknowledged the corn and threw up the sponge then and there. Not so with the aggravating Drake. He went home and perpetrated a half column all about his trip, in the local columns of the *Argus*. From it we extract a paragraph or two. He says, "The town site was surveyed about a week ago, and lots put in market, and last Saturday, when we were there, no eligible lots could be bought of the company, who have an agent there—Capt. Pierce—who has already sold about three hundred lots." \* \* \* "Lot excitement runs high, and a thousand dollars is asked and frequently given for corner lots. That Evans is to be the rival of Denver and Cheyenne, there can be no doubt. Located in the heart of one of the finest agricultural countries in the west, with a good prospect of its being the junction of the K. P. R. R., and a direct line of road from St. Louis to Cheyenne and the Pacific, it cannot fail to become an important point. Evans is about fifty-five miles from Cheyenne, and a little farther from Denver, but as the latter place amounts to but little, it makes no difference how far it is from there." For good downright square lying we'll put Drake against the world.

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[HACK—DENVER TO EVANS.]

<sup>2</sup>Hack to Evans.—We will run a tri-weekly 4-horse hack between Denver and Evans, commencing on Saturday morning, Oct. 23, and running thereafter on Mondays, Wednesdays and Saturdays. Office at Cornforth's. Uri Bennett & Co.

<sup>1</sup>*Daily Colorado Tribune*, October 21, 1869, p. 4.

<sup>2</sup>*Daily Colorado Tribune*, October 23, 1869, p. 4.



## [ROADS IN NORTHERN COLORADO.]

<sup>1</sup>The *Register* is right for once in its supposition that it is next to impossible to get away from Evans except by way of Denver. It is true that the only practicable road from Evans to Golden City, Black Hawk, Central City, etc., is up the east side of the Platte through Denver. If you don't believe it just try any other road that you happen to know of.

## [DENVER-EVANS STAGE.]

<sup>2</sup>Hughes & Co. commence running their stages between Denver and Evans on Monday, Oct. 25, and will thereafter run tri-weekly, leaving Denver on Mondays, Wednesdays and Fridays; until the railroad is opened to Evans, when the service will be increased to daily, or oftener if necessary. On the completion of the road the Cheyenne coaches will be withdrawn and placed on this route, enabling them to run as many as a dozen coaches per day each way if the travel demands it. The mail will also be changed from the Cheyenne route to this route. They have put the fare to Evans at \$5, which is cheap enough in all conscience, and take you through by daylight.

EVANS AND DENVER.<sup>3</sup>

There is in the minds of some people here a feeling of disappointment at the probable stoppage of the Denver Pacific Railway at the town of Evans for the winter. Indeed this feeling may be very general, though we are confident a majority are satisfied that the company has done the best it could. We all know that a stern chase is a long one, at least we all remember of reading something to that effect, and we are confident that it has proved true in this case. When we began in the fall of 1867, two years ago almost to a dot, to agitate the railroad question, though realizing that there was work to be done, we scarcely anticipated so long or hard a task. We first anticipated that a year's time was sufficient to build the whole road. We found it was not, and then we asked one-half of the road only, content to put off the remainder for

<sup>1</sup>*Daily Colorado Tribune*, October 23, 1869, p. 4.

<sup>2</sup>*Daily Colorado Tribune*, October 24, 1869, p. 4.

<sup>3</sup>*Daily Colorado Tribune*, October 27, 1869, p. 1.



another year. But we found that even that we could not obtain, and we saw the second winter pass without any rail laid. We were then confident that the early spring would see track-laying commenced and pushed on to rapid completion, but through the financial difficulties of the Union Pacific their agreement was broken and the latter part of the year has arrived, and track-laying is only just fairly under way, and will cease for the winter where we were willing it should be one year ago. This long delay and oft postponed realization of hopes has led some to lose faith in the good intentions of the controllers of the road. They think these gentlemen could have brought the track to Denver as well as to Evans, and that they are actuated solely by the desire to increase their income by the sale of Evans lots. We are satisfied that these persons do injustice to those controlling the road. The two years that they have been working at the job, trying first one thing then another, the money spent, the tenacity which would not accept failure when it was clearly apparent, is itself proof against the charge, in our mind at least. They have put in nearly all the money paid, and have at least as great interests here as any other like number of men, and it stands to reason that they would prefer to see their private property in Denver in such a position to be realized from, rather than the making of a few thousand dollars extra for a company, in which they can be only partially interested. We know as well as any one can know who has not participated in the deliberations of the D. P. R. Directors, that they have done the very best they could. If any mistakes have been made they were made honestly and in the interests of the people whom they were serving.

We do not feel like speaking harshly of any man who may be included in the dissatisfied ones, for we know how prone we all are to expect more than we can receive, but we only desire to urge them to possess their souls in patience and they will find all things right. The delay is for a few months at farthest, and will virtually do this city no harm this winter. We will get as much eastern travel this season as though it was completed to our doors, and if it hurts the trade of any merchant in Denver we shall be mistaken. Of course we would like the road to terminate with us as soon as possible, but if we cannot have all we ask we will content ourselves

with what we can get until a better day arrives. As we cannot have the terminus this winter ourselves, we are glad to see it brought half a hundred and more miles nearer to us than it has been for the last two years and a half. We shall at least have the good of it flowing into our own Territory, and that is something we have not had the pleasure of heretofore.

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[TELEGRAPH OFFICE AND STORE OPEN IN EVANS.]

<sup>1</sup>Mr. Sopris sent the following dispatch from Evans to Major Stiles yesterday: "The telegraph office and Hughes & Co.'s office are now in full blast and ready for business. The Mayor of Evans sends greetings to the Mayor of Denver. Buildings are going up rapidly, and business is lively and increasing. The depot is enclosed. Here's *how* to Denver and Evans, sisters of the plains, and their families, may they live long and prosper." A previous dispatch, the first one over the wires from that station, was from the operator to Governor Evans.

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[BUILDING IN EVANS.]

<sup>2</sup>Evans—A dispatch from Evans last night says: "There are 26 houses here; a telegraph and stage office, one blacksmith shop, one shoe shop, a depot most done, one large hotel now going up, over 100 men here and constantly arriving from all points by stages and private conveyances. Everybody busy and nice weather."

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[ANTELOPE NEAR EVANS.]

<sup>3</sup>A dispatch late last evening from Evans, says: Gen. Pierce, in company with Mr. Barker, while prospecting for coal to-day about ten miles north of Evans, came upon a herd of antelope numbering over a thousand, which were leisurely grazing along the track, but upon their approach started off to the east. The whole prairies in that vicinity are at present alive with antelope. Lots in some localities have during to-day advanced 100 per cent. Offers at that rate are refused to-night.

<sup>1</sup>*Daily Colorado Tribune*, October 27, 1869, p. 4.

<sup>2</sup>*Daily Colorado Tribune*, October 29, 1869, p. 4.

<sup>3</sup>*Daily Colorado Tribune*, October 29, 1869, p. 4.

## [BOOM TIME IN EVANS.]

<sup>1</sup>A special dispatch to the Tribune from Evans last evening was as follows: "Building is going on lively and the population rapidly increasing. The stage came down to-day in 7½ hours, with a full load of passengers. There is a daily arrival of merchants from Cheyenne, and business lots are in great demand. Half of Cheyenne will undoubtedly remove to Evans within the next ten days. Gov. Evans arrived here from the East to-day and will leave for Denver to-morrow morning. The track will be here in 15 days. A passenger from Denver reports thirty loaded lumber teams passed en-route here to-day."

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## [BUILDING MATERIALS IN DEMAND IN EVANS.]

<sup>2</sup>A special from Evans last evening was as follows: "A large number of teams loaded with lumber arrived and unloaded to-day, and building is progressing finely. The Engineer Corps are subdividing another addition to the town. Lots are in great demand and business houses are pressing back several blocks. Three small hotels are open and doing a thriving business. There is a great scarcity of lime for building purposes. It is worth \$1 25 per bushel. Some of the plank for covering the railroad bridge have arrived, and in a few days the bridge will be made passable for teams. The town is very orderly—the weather delightful and warm."

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## [EVANS IN A FLOURISHING CONDITION.]

<sup>3</sup>Evans.—Since our visit to the new railroad town of two weeks ago, the enterprising go-ahead citizens of that burg have been driving improvements with a rush. We have just returned from a second visit to the hub. When we left there on Thursday morning, there were at least fifty buildings completed, or nearly so, and a great many more just commencing. The improvements thus far are made principally by Denver men, but there are a good sprinkling of mountain men there and a 'right smart' of Cheyeniens. Building has been retarded by a scarcity of certain kinds of lumber and material, but a good supply is on the way now, and next week

<sup>1</sup>*Daily Colorado Tribune*, November 2, 1869, p. 4.

<sup>2</sup>*Daily Colorado Tribune*, November 3, 1869, p. 4.

<sup>3</sup>*Daily Colorado Tribune*, November 6, 1869, p. 4.

things will be pushed. A load of lime would sell readily for one dollar a bushel, and a few thousand brick for chimney flues would bring a correspondingly good price. The plank for covering the railroad bridge has commenced to arrive. Within a week or two the bridge will be floored over and made passable for teams—it will be fun. The depot building, originally intended for both passenger and freight purposes, is nearly completed. The plan has been changed somewhat—this building will be finished off for passengers only—and a large freight depot will be erected a few rods north. Capt. W. H. Pierce is land agent for the railroad company, and is kept busy from morning till night showing and selling lots, answering inquiries, laying out additions, etc. Mr. Ed. P. House is the telegraph operator and stage agent. They comprise the officials actively employed at present. They give general satisfaction. The great want now appears to be to find the man with a few thousand spare dollars who will erect a big hotel for the accommodation of travelers. It should be near the depot. There are three or four hotels under way, but neither of them are thought to be large enough or favorably located for the accommodation of the travel this winter.

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[LOTS IN EVANS.]

[Advertisement of October 19, 1869, repeated.]

POSTPONEMENT.<sup>1</sup>

The sale of lots advertised above is postponed until November 25th. No lots will be sold until that day, except to those who desire to build upon them immediately. The lots not marked "reserved" on the plat, will be sold at the original appraisal, upon the above conditions. At the above sale one half only of the lots and out lots in the town will be offered for sale.

David H. Moffat, Jr.,  
Trustee.

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[VIGILANCE COMMITTEE IN EVANS.]

<sup>2</sup>Mr. Sam. Mitchell came up from Evans yesterday. He reports building going on with a rush, and the population increasing daily. He understood that the best citizens of the town had joined

<sup>1</sup>*Daily Colorado Tribune*, November 6, 1869, p. 1.

<sup>2</sup>*Daily Colorado Tribune*, November 10, 1869, p. 4.



together as a sort of Vigilance Committee, to look after such roughs as should drop down from Cheyenne and other points on the Union Pacific railway, and give them gentle and urgent hints that their presence could be dispensed with. The Companion of Carr, the murderer, was notified to leave town and he did so.

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[GOVERNOR EVANS EXPLAINS DELAY IN BRINGING RAILROAD INTO DENVER.]

<sup>1</sup>In his speech before the Board of Trade Monday evening Governor Evans made a few remarks which our report did not give. One in reference to the stopping of the railroad at Evans this winter, was to show that the officers of the road would bring it forward if they had the means. To prove this it was only necessary to state that fifteen miles further would bring the track to the new coal banks down the Platte, and would reduce the operating expenses of the road this winter one-half. Besides this there is no doubt but the carrying traffic of the road would be increased to a very great extent—hard to estimate now. The coal which the U. P. R. would use, and the city of Omaha and the towns all along the eastern half of the U. P. R., would give the D. P. R. a magnificent trade to start with, and show it to be one of the best paying new roads ever built. This would be the best way to sell more bonds and would be the best way to get our road continued this way. His argument was to show that the interests of the Company were so much greater in coming this side of Evans, that it was folly to talk differently, and his argument was good.

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[PEOPLES' COURT IN EVANS.]

<sup>2</sup>At Evans, on Sunday evening, a man named Scott, of Cheyenne, was accidentally shot by Sam. Lord. The parties were drunk, and no ill will existed between them. The ball hit Scott in the thigh, passing through and inflicting a severe flesh wound. Scott was in a comfortable condition yesterday and was sent to Cheyenne where he will be well cared for. Lord was arrested by an excited crowd and a people's court organized, but the trial was adjourned. Subsequently he was released and sent outside the town with orders to stay out, and doubtless he will do so.

<sup>1</sup>*Daily Colorado Tribune*, November 11, 1869, p. 1.

<sup>2</sup>*Daily Colorado Tribune*, November 16, 1869, p. 4.



EVANS.<sup>1</sup>

The track-layers will reach the town of Evans on Friday or Saturday next, if no unforeseen event interferes. They had but six miles to lay yesterday morning. The town itself consists of about a hundred buildings and twice that number of people. There is not much business being done there yet, most every one being employed in getting ready to trade when the cars arrive. The bridge over the Platte was not finished on Sunday night, owing to there being a scarcity of plank—160 feet being required. Fuel is not over-abundant in town. Coal sells at somewhere from fifteen to twenty dollars per ton, but it will rapidly become cheap. Most, if not all, of that taken to town, is obtained at Cook's bank, fifteen miles away. It costs five dollars per ton at the bank. Sales in real estate in Evans are not many just at present. Lots are not held very high everything considered, but they are likely to go up shortly. The coaches run through in eight hours, making only three changes on the way. The stock is fine and if the weather is good, it is a pleasure to ride behind them. There will doubtless be more travel between Denver and Evans this winter than there has ever before been between any two places in the Territory at the same season of the year.

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[RAILROAD NEWS FROM EVANS.]

<sup>2</sup>The first number of the *Evans Express and Weld County Reporter* has arrived, marked "please ex.!" Ex. we ex.! The E. & W. C. R. is an evening paper, published by the Express Printing Company, S. S. Woodbury, agent. Besides local and telegraphic news, it will give a complete record of the arrival of freight for Evans, comprising a list of all articles, and to whom shipped. This item alone makes this paper of inestimable value to the merchants here. We clip the following from the *Express*:—The end of the track is now about four miles from town where it has been for several days. The road-bed is finished and the ties are all in their place ready to receive the rails. A most provoking mistake occurred, which is the cause of the delay in the completion of the track to Evans. Four miles of our iron was forwarded

<sup>1</sup>*Daily Colorado Tribune*, November 23, 1869, p. 1.

<sup>2</sup>*Daily Colorado Tribune*, November 30, 1869, p. 4.

through mistake to Brigham Young's railroad. This compels the D. P. railway to await the arrival of the same quantity from the Cambria Iron works, at Johnstown, Pa., ordered immediately on the discovery of the mistake, and should arrive here within the next three days certain. This only is needed to complete the track to town.—Engine 29, one of the three engines belonging to the D. P. Railway, has been named the "Gen. D. H. Moffat, Jr.," in honor of the worthy Treasurer of the Company. We understand that 31 is to be named the "W. S. Cheesman," in honor of the Director.—Dr. H. B. Tuttle, late of Denver, has become an Evansite in sure enough earnest. He has hung out his shingle as a physician and surgeon, and also is erecting a fire proof store on Sixth street, for the reception of a big stock of drugs now on the way from the East.—Saturday afternoon a race came off between Grant Ashcraft's pony and C. Baldwin's pony, a single dash of 300 yards for \$50. The race was fairly conducted, and a decision given in favor of Baldwin's pony, who won by eight feet.

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### RAILROAD CELEBRATION AT EVANS.<sup>1</sup>

Illuminations, Speeches, a Presentation and Enthusiasm.

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Honors to Governor Evans and others.

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(Special Dispatch to the Tribune.)

Evans, Dec. 13th, 1869.

There is a grand celebration here to-night. Bristow's hotel is illuminated and Denver Street is alive with enthusiasm. The railroad was completed here to-day about noon. The engine that has done most of the work on the road, the "General D. H. Moffat" came in to-day triumphant, gaily decorated with flags and ribbons and received the encomiums of the masses. General Pierce, President; Gen. Moffat, Treasurer; Col. Bates, Vice-President; Col. Eicholtz, Superintendent of Construction; Captain Tip Pierce, Agent, and "Corporal" House, operator, formed themselves into a committee of reception, and did the honors of the occasion with becoming grace and dignity. On the arrival of Capt. D. B. Clay-

<sup>1</sup>*Daily Colorado Tribune*, December 14, 1869, p. 1.

ton, the constructor of the railway, with his party, they were welcomed in a very neat and eloquent speech by the President of the road, who thanked him and his men in behalf of the company, for their untiring zeal and faithful performance of duty, whereby this great enterprise has been brought to a successful issue. General Pierce here presented Captain Clayton with a magnificent gold watch and chain, costing \$650—the gift of his men, as a testimonial of their regard and gratitude for his kindness towards them. Captain Clayton was taken completely by surprise, his nature modestly rendering the circumstances somewhat embarrassing, but he soon rallied and replied in a few appropriate remarks of grateful acknowledgement of the compliment, &c. He was followed by Col. L. Murrin, who eulogized the officers of the railroad, especially the indefatigability of Gov. Evans, whom he designated as “The War Horse of the Plains, and the Hero of the Platte.” He spoke at length of the grand enterprise just completed, and expressed hopes for a bright future for Evans and the Denver Pacific railway. This evening Capt. Clayton is giving a banquet at Reed & Baker’s restaurant in honor of the completion of the road to Evans. From the preparations being made it will be a grand affair.

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#### TO THE MERCANTILE PUBLIC.<sup>1</sup>

We have removed our large and commodious warehouse to Evans, and are now prepared to receive and forward freight from that place. One of the firm will remain at Cheyenne until the business is closed up there. We request our patrons to order all their freight consigned to Evans, as it will have quicker dispatch in being forwarded from thence. Mr. Wilson Huxley will run a *fast freight line* from Evans to Denver and the mountains, in connection with our house. B. M. Heermans & Co.

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#### DENVER PACIFIC RAILWAY.<sup>2</sup>

We direct attention to the advertisement of Colonel Fisher, General Superintendent of the Denver Pacific Railway. The contractors for the building of the road, Gov. Evans, Mr. Carr, and their associates, yesterday transferred the completed road

<sup>1</sup>*Daily Colorado Tribune*, December 16, 1869, p. 4.

<sup>2</sup>*Daily Colorado Tribune*, December 17, 1869, p. 1.

into the hands of the Company, who will operate it henceforth. We are gratified that the prospects are that the road, under Col. Fisher's management, *will pay*, and on that depends the sale of the Company's bonds; and on that the further construction of the road. We know that the officers of the Company are using their best endeavors to push the work on to Denver, and especially fifteen miles further to the coal banks. If they could get there this winter we believe their carrying traffic would be doubled, as a ready market for all the coal they could transport would be found at Cheyenne and along the U. P. R. We expect to be able to inform our readers in a short time of active operations looking to an extension of the line, but until its power to pay its way and provide for the interest on its bonds, we anticipate little progress can be made. This being the important consideration now, we are very glad that it starts out well, and that the prospect is bright.

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## II. THE ST. LOUIS-WESTERN COLONY.

### [ORGANIZATION OF THE COLONY.]

<sup>1</sup>From Mr. J. H. Pinkerton, late a Trustee of the Greeley Colony, we get the particulars of a new colony now being organized in Southern Illinois. We take the following from a printed circular:

At a meeting in the R. P. Church in Oakdale, Illinois, November 29th, for the purpose of taking into consideration the project of organizing a colony to locate in the Territory of Colorado, Rev. A. C. Todd was called to the Chair, and Thos. M. Nichol chosen Secretary.

The deliberations were commenced with prayer by Mr. Todd, after which he gave a short sketch of the plan and advantages of a colony, with his impression in regard to Colorado, founded upon the experience of several months spent in that Territory during the past summer.

Mr. James H. Pinkerton, who has been a resident of Colorado for eleven years, was present, and being called upon, gave some valuable information on the peculiarities of the climate, soil, and other general features of the country, and their adaptation to the

<sup>1</sup>*Daily Colorado Tribune*, December 15, 1870, p. 2.



various branches of human industry. He also spoke of the great advantages of colony organization over individual immigration.

A sufficient number of persons to justify organization, signifying their intention to emigrate and their willingness to organize and go as a colony, Messrs. James H. Pinkerton, Jno. M. McCutcheon and James Beall, were appointed a committee to draft a form of Constitution for the organization of a colony.

This committee performed its duties and a Constitution was adopted, the name "Western Colony" being selected for the organization. The following named persons were then selected Trustees of the colony for the first year: Rev. A. C. Todd, Oakdale; James H. Pinkerton, Colorado; John M. McCutcheon, Sparta; Robert McKelvey, Sparta; C. F. Hartman, Nashville; J. L. Brush, Colorado. Rev. A. C. Todd was appointed temporary Secretary and Treasurer.

Mr. Pinkerton describes other meetings subsequently held, when the whole population seemed to turn out, the church being crowded, and where they put him upon the stand and kept him answering questions for an hour and a half. The locating committee will be here in January to look at the country, and they are confident of getting at least a hundred men to join the colony from the towns in the immediate vicinity of where the meetings were held, while they have good reason for believing that a large number will join from Iowa.

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[WESTERN COLONY ADVERTISING IN ST. LOUIS PAPERS.]

<sup>1</sup>The Western Colony, organized at Oakdale, Ill., some weeks since, to settle on Colorado railroad lands, is advertising extensively in the St. Louis papers. The Colony expects to bring from 500 to 800 people to this Territory in 1871.

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[HON. J. M. MCCUTCHEON REPORTED HEAD OF WESTERN COLONY.]

<sup>2</sup>The Southern Illinois Colony now forming with headquarters at St. Louis, is receiving numerous accessions, and will be ready to send a locating committee into this Territory in a few days.

<sup>1</sup>*Denver Daily Tribune*, February 8, 1871, p. 4.

<sup>2</sup>*Denver Daily Tribune*, February 18, 1871, p. 2.



The first steps in its formation were taken at Oakdale, Ill., Nov. 29th, and Hon. J. M. McCutchen, of Sparta, formerly a member of the Illinois Legislature, and a wealthy and enterprising gentleman, is at the head of the movement.

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### COLORADO COLONIES.<sup>1</sup>

The people of the colonies formed, or about to be formed in the east appear to think that Colorado is the "promised land." Read the following accounts; . . .

#### ANOTHER COLORADO COLONY.

An organization is being formed which draws its members from Southern Illinois, St. Louis and vicinity, for Colorado. The object, as stated in the constitution, is to form a settlement in the Territory of Colorado. The location will be somewhere in the vicinity of the mines and among the railroad lands, and will be determined before the 1st of April. One hundred members have already been obtained, and a large number are disposed to look favorably on the undertaking. The Rev. A. C. Todd, of Ayres Point, Illinois, is president of the colony, and has recently returned from a thorough examination of the country where he proposes to settle. A soil of inexhaustible fertility, salubrious climate, a home market, an abundance of timber, minerals, coal, and pure water are some of the inducements held out. The leaders of the colony are now staying at the Southern, where they have been visited by a large number of young men of the city who are strongly disposed to identify themselves with the movement. Hon. James H. Pinkerton, of Greeley, Colorado, is vice president of the colony, and Hon. J. M. McCutcheon, is treasurer.

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#### [LOCATING COMMITTEE OF ST. LOUIS-WESTERN COLONY.]

<sup>2</sup>Rev. A. C. Todd, J. H. Pinkerton, J. L. Brush, C. F. Hartman, Hon. John M. McCutcheon, and C. C. Bradbury, trustees and locating committee of the St. Louis Western Colony called last evening. They have made an extended tour of northern Colorado, looking for a location, and all but Pinkerton and Brush went last evening via Kansas Pacific railway to make a report.

<sup>1</sup>*Boulder County News*, March 15, 1871, p. 2.

<sup>2</sup>*Daily Rocky Mountain News*, March 17, 1871, p. 4.

EVANS TAKEN—BIG TIMES IN THE BURG.<sup>1</sup>

The St. Louis Western Colony have finally located at Evans, and have gained by purchase and donation, complete control of the town site, together with 40,000 acres of what are known as the Evans and Carr lands, adjoining. The colony committee have been here for several weeks, and have kept their movements quiet. At their request we have withheld their location till now. They have shrewdly kept dark, avoiding land speculators who were cautiously ready for a grab, and are now fully in possession of their property, having made a good bargain, and gained facilities for settlement, in a splendid location. The organization is as follows: Rev. A. C. Todd, St. Louis, President; J. H. Pinkerton, of Evans, Vice-President; C. F. Hartman, Rishview, Ill., Secretary; Hon. J. M. McCutcheon, Sparta, Ill., Treasurer; who, with the following, constitute the Board of Trustees: H. C. Cole, St. Louis, brother of Mayor Cole of that city; Dr. Cottan C. Bradbury, Boston; Messrs. Todd, Hartman and McCutcheon went to St. Louis Tuesday night, and will at once open an office in that city. The colony now numbers 400, together with about 75 citizens of Evans, who have joined in. They expect to have nearly double that number by the middle of April. Arrangements have been made for half fares and freights, and the colonists will begin to arrive in a few days. The men at the head of this movement are prominent and influential in the localities from which they came; and they will bring with them a material for population and thrift which Colorado may well be proud to get.

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COLONIZATION.<sup>2</sup>

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St. Louis Western Colony—Its final Location—Lands selected—  
Evans to be repopulated.

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The Territory of Colorado has been very fortunate within the past year, in that numerous colonists have made selection of it for their future home. The easy mode of reaching this section of the country, now that the railroads are a certainty here, puts it within

<sup>1</sup>*Denser Daily Tribune*, March 18, 1871, p. 1.

<sup>2</sup>*Daily Rocky Mountain News*, March 19, 1871, p. 4.

the reach of all, and this combined with the salubrity of climate, the generous advantages in the way of land, the richness of soil, the beauties of the mountain scenery, and the comparative newness of the country as compared with the older settled portion of the east, has made Colorado the chosen point above other western territories where the emigrant can settle and build up a civilization with rapidity. The past winter has brought many colonizing committees into Colorado, and none of them have returned to their eastern homes in the least disappointed or discouraged. On the contrary all have selected locations for their future homes, and even now hundreds of colonists are turned Coloradoward with the firm purpose of succeeding in an enterprise which requires energy and perseverance, limited capital and encouragement to prove successful. What has been done by one can be done by many more, and we see evidences about us that the matter is to be fully tested.

For several days past Messrs. A. C. Todd, J. H. Pinkerton, S. L. Brush, C. F. Hartman, John M. McCutcheon, and C. C. Bradbury, trustees and locating committee of the St. Louis Western colony have been engaged in selecting lands for the location of the above colony. Mr. Todd is president, Mr. Pinkerton vice-president, Mr. Hartman secretary, and Mr. McCutcheon treasurer. The colony was organized in Illinois and St. Louis, and at present comprises two hundred members, the greater portion of whom are heads of families. The locating committee have selected the spot known as Big Bend on the Platte river opposite to Evans. Two-thirds of the town site of Evans was granted to the colony by the Denver land association, and the colony have the selling of the remainder. This land embraces townships four and five of range sixty five west, township four of range sixty-six west, townships three, four and seven of range sixty-seven west. The town-site and adjoining lands belonging to the colonists embrace about seven sections. The land is finely adapted to agriculture and stock herding, and is plentifully supplied with water.

The members of the colony will commence arriving immediately, and there has already been provided at Evans shelter for five hundred people.

Besides the above mentioned colony, Mr. Bradbury also represents what is known as the Boston colony which was recently

organized in Massachusetts. This colony has united with the St. Louis Western colony, and the name of the town will remain as at present—Evans.

This consolidated colony have ninety days in which to select their lands, which will in the main comprise the sections above mentioned. The lands face south, and can be easily irrigated. A bridge is to be built across the Platte at Evans, the money for constructing the same being already raised. Water for the town-site and adjoining lands will be taken, on the north side of the Platte, from the Big Thompson, and for the south side from the Platte.

Messrs. Todd, Hartman, McCutcheon and Bradbury have returned east to perfect their arrangements and carry out their commendable colonization plans.

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### OUR NEW NEIGHBORS.<sup>1</sup>

Evans, as most of us know, is four miles south of Greeley. When we came hither we bought and jerked over some thirty houses, while others were brought over by the owners and peddled out. Since then things have been tolerably subdued, but last week the Western Colony located in the place bought five or six thousand acres of land, and on Monday the last fountain of supply of the old man Adam, a grog shop was reported as dried up. We understand that the Colony is composed of nice folks, a part being from Boston and vicinity though the larger portion is from near St. Louis. They are said to number about 200 families, the leading element being of the Covenanter persuasion to which we extend the right hand of fellowship.

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### THE ST. LOUIS WESTERN COLONY.<sup>2</sup>

#### The Location, Progress and Promise.

#### Evans and Its Future—Weld County Statistics.

In the Tribune of the 18th inst., we had the pleasure of announcing that the St. Louis Western Colony, whose committee had been for some time in the Territory, "spying out the land,"

<sup>1</sup>*Greeley Tribune*, March 22, 1871.

<sup>2</sup>*Denver Daily Tribune*, March 27, 1871, p. 2.



were located at last, having acquired by purchase and donation complete control of the town of Evans, embracing about 4,000 lots, together with some 60,000 acres of land adjacent. We think the gentlemen who have had this matter in charge have both in their choice of selection and in the plans for the welfare of the colony, acted wisely. There is no point in Colorado better in natural advantages and surroundings, or surer to "come up" by reason of them, in population and business, than Evans. Situated midway between Denver and Cheyenne, it seems to be the natural centre and distributor for the fine and prosperous farming region and splendid grazing lands surrounding it. Here are the fertile valleys of the Platte, Big Thompson and Cache-la-Poudre, with their fine farms and thrifty farmers. Here are the best stock ranges in the Territory, with thousands of herds of cattle grazing the year round and fattening without shelter or feeding. It is the opinion of those most conversant with the resources of these valleys, that they will before many years be as thickly settled as choice parts of Illinois, and will furnish crops sufficient for the whole Territory. Already the products are large. It is estimated that the results of agriculture in the parts of the South Platte, Cache-la-Poudre and Big Thompson, lying wholly in Weld County, last year, were as follows:

Wheat, 22,000 bushels; corn, 8,500 bush.; oats and barley, 75,000 bush.; potatoes, 42,000 bush. Nearly all the hay sold in Denver this winter came from the South Platte and Big Thompson, and was shipped at Evans station. One dealer alone in Denver has received from this source, since November last, 100 car-loads, 300 tons, valued at \$7,000. About the same quantity also was shipped to Golden and the mountains. The shipping of live and dressed beef to Chicago and St. Louis markets, and of dairy products, must in time become a very important item. From the farming statistics of Weld County, it is found that the average yield of wheat, even on soil which has been cropped several years, and by an imperfect system, is twenty-five bushels to the acre, while by careful culture, from sixty to eighty bushels per acre have repeatedly been produced, and of barley the average is 40 bushels to the acre. There is a ranch on the Big Thompson that has produced 450 bushels of potatoes to the acre, and 300 bushels of beets.



Gardening is profitable. One farmer realized last season, \$1,000 from asparagus at 50 cents a pound, and could not supply orders from Laramie and Cheyenne. He got 25 cents a pound for tomatoes, and \$1.50 a dozen for large plants.

Weld county extends 152 miles east and west, and 72 miles north and south. Wyoming is along its northern border; on the south is Arapahoe; on the west Larimer and Boulder counties; on the east Kansas. It has about 100 miles of railroad in operation. The streams coursing through the country cover from 400 to 500 miles. The principal towns are Evans, Greeley and Laporte. The new town of Erie lies just in the western edge of the county. The post-offices are Evans, Greeley, Erie, Fleming's Ranch, Fort Lupton, Julesburg, Saint Vrain and Weld. The distance of Evans from principal points in the Territory, is as follows: Denver, 48 miles; Central, 80; Cariboo, 103; Pueblo, 168; Burlington, 28; Boulder, 39.

While the farming opportunities in Weld county are abundant and superior than other sources of wealth, important coal deposits exist. The great Briggs mine lies in the western part of the county, now yielding 150 tons of coal per day. Openings have been made at several other points. It is likely that Evans can be supplied with coal within five or six miles of town, and the price next winter will probably be less than the present price of coal in St. Louis. Unlimited supplies of timber, lime, gypsum and building stone exist. Manufactures are likely to spring up.

An able writer viewing the promise of Weld County and its opportunities, gives the following enthusiastic estimate: "This large and rich county of Weld, presents opportunities for growth and advancement not to be found in any other county or locality in the United States, nor in the whole world. In a few short years the money capital required to carry on the various industries and pursuits of this town and county will amount to not less than \$50,000,000, and if smelting and refining works shall be added—as is in the highest degree probable—to far more; and the man of action and of real ability will be wise if he hasten to inform himself of these things, and to place himself in a position to reap a reasonable share of the golden harvest."

Railroad enterprises are likely to place Weld County next to

Arapahoe in freighting facilities, and ready markets. The road projected from Julesburg, on the Union Pacific, will follow down the Platte to Evans, there crossing the Denver Pacific, and probably pushing on to the gold and silver districts. This will add some 200 miles to the railroad system of the county, and will give to Evans, its capital, access to the mountains of Colorado as well as a direct route to the east. As to the project, it is believed that within two years from this date narrow gauge railroad up the Cache-la-Poudre, and another up the Thompson, while there may be still another along the base of the mountains. This will afford splendid opportunities for opening up the whole region. The three counties of Weld, Larimer and Boulder, for a territory three hundred miles long, and eighty miles wide, which in agricultural and mineral wealth is richer than France, Germany, Spain or Italy, and having an area nearly equal to that of England, is capable of as wonderful development.

The splendid auspices under which the St. Louis Western Colony begins, may be gathered from the following statement taken from its official circular:

"The old settlers in and for a considerable distance around Evans, appreciating the advantages of the location, have generously donated large quantities of land, and have joined the colony, thus uniting their energies with us to make the town of Evans a complete success.

The outlying lands were chosen by the Denver Pacific Land Association, when the whole country was before them, as the natural point for a town, and they were held out of market for a considerable time back for such an organization as the St. Louis Western Colony. The lands are easily susceptible of irrigation, from both the Platte and Big Thompson, being near the confluence of these two rivers, and comprising the finest body of agricultural lands in the Territory.

The well-water at Evans is obtained at a distance of from eight to twenty feet from the surface, and is the only place in the Territory where *all* the water is soft. In the town of Evans there are already some fifty houses, together with a good passenger and freight depot and telegraph office.

We have already a membership of about four hundred, with room for some six hundred more. We will be ready to receive colonists on the ground by about the first of April. Of the arrangement for reduced passage and freight, members will be notified by letter."

Evans is already starting up under the new order of things. A new bridge is being built across the Platte at that place. New buildings are projected. The residents of the place seeing good times ahead, are taking hold, and with the coming colony, prepare to give "a long pull, a strong pull, and a pull altogether." We expect by midsummer to see found a population of from 600 to 800 up there, all driving ahead and thrifty. Reports from St. Louis, where the trustees have opened an office since their return, show that new members are joining every day, and great and increasing interest is apparent. Hon. J. H. Pinkerton is on the ground at Evans, busy in arranging the details of the enterprise. The vanguard from Southern Illinois will soon be on the ground, bringing with them a printing press, and we hear of several other important projects under way.

The Board of Trustees with their present addresses, is as follows: Rev. A. C. Todd, 515 Chestnut street, St. Louis, Mo.; Hon. J. H. Pinkerton, Evans, Col.; Hon. J. M. McCutcheon, Sparta, Ills.; C. F. Hartman, Richview, Ills.; Dr. C. C. Bradbury, 121 Washington street, Boston, Mass.; J. L. Brush (Sheriff of Weld county) Greeley, Col.

We are glad to note the excellent promise of this new colony. The men at the head of the movement are prominent and influential in the localities from which they came; and they will bring with them a material for population and thrift which Colorado may well be proud to get.

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#### THE ST. LOUIS COLONY AT EVANS.<sup>1</sup>

We learn from Hon. J. H. Pinkerton, who was down on Saturday, that the colonists are now arriving by every train. The first family on the ground was that of John McClerken, of Ayres Point, Ill. Among others who have arrived are two brothers of Hon. J. M. McCutcheon, the Treasurer of the colony; also Rev.

<sup>1</sup>*Denver Daily Tribune*, April 11, 1871, p. 4.

Mr. Stewart, a brother-in-law, who arrived last week, all from Sparta, Ill. Mr. Ewing, another gentleman from the same place, came out to look, and has now gone back to move out his family. He has two or three of the best stallions in Southern Illinois, which he will bring along. A son of Rev. A. C. Todd, the President of the colony, is at Evans. Three families from Mississippi were expected yesterday. The old Deitz property, main building 25x40 feet, was bought for colony headquarters. The saloon back of it is being fitted up for a printing office, and a letter from C. F. Hartman, of Richview, Illinois, states that he will be on hand with his press and material at once. The first ditch is now being taken out, three and a half miles above Evans. It will cost about \$600 per mile. A lumber yard has been started, and two others will soon follow. Some of the colonists are already building, and have begun gardening and planting on the lands across the river, where irrigation will not be required. The piles for the new bridge across the Platte are all driven, and by the first of next month wagons will cross. The town lots will be appraised this week. Now that things are fully under way, we have no doubt that Evans will grow rapidly. There is every indication that mid-summer will find a flourishing community up there.

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#### COLONY MATTERS.<sup>1</sup>

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Some particulars of the St. Louis Western colony—Its prospects—The New Memphis (Plum creek) scheme—The Georgia settlers.

The St. Louis colony, of which we have heretofore made mention, is attracting some attention from the people of the territory, and will probably become one of the leading associations of the kind. It is under very good management, and has received great encouragement both from our people at home and from those of the east who are seeking homes in this new and delightful country. From a circular of the colony we condense several facts which may be of interest to the general reader. All persons of good moral character, desirous of immigrating to the west, can become members by paying to the treasurer \$155 for purchasing land and mak-

<sup>1</sup>*Daily Rocky Mountain News*, April 19, 1871, p. 1.



ing public improvements and for necessary expenses. Lots are to be sold, and the proceeds devoted to improving and adorning the town, building school houses, including a free library and reading room, for which purpose five per cent. of the gross proceeds are to be reserved. The land belonging to the colony outside the town limits shall be divided into flats increasing in size as they recede from the centre, from two and a-half acres to forty acres. Members of the colony have the privilege of buying railroad lands at the reduced rates obtained by the colony. They also have the privilege of pre-emption and homestead on the alternative sections as prescribed by the United States laws.

The colony is located at Evans, at the point of the intersection of the proposed railroad from Pine Bluffs to the mining regions. The country about Evans is beautiful rolling prairie, with a southeastern exposure. The old settlers in and for a considerable distance around Evans, appreciating the advantages of the location, have generously donated large quantities of land, and have joined the colony, thus uniting their energies to make the town of Evans a complete success.

What was known in the Boston colony was absorbed by the St. Louis Western colony, and has united its interests with the latter. The town site includes about four thousand lots, and the outside lands run up to some fifty thousand acres, lying in a compact body on both sides the Platte and the railroad. It is of the best quality for agricultural purposes, and can be easily irrigated. The lands can be obtained by members as provided for in the basis of co-operation.

There are already about four hundred members, with room for some six hundred more. The colony is receiving its members and there are quite a number on the ground at present. The president, Rev. A. C. Todd, is located at 515 Chestnut street, St. Louis. . . .

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[DITCH AT EVANS.]

<sup>1</sup>There was an accession of twenty members to the Southwestern colony, at Evans, last Saturday. The officers will in a

<sup>1</sup>*Daily Rocky Mountain News*, April 25, 1871, p. 1.



day or two let the contract for the building of a ditch to supply Evans and vicinity with water power. The water will be brought from the Platte some six miles above the town.

### EVANS AND THE ST. LOUIS COLONY.<sup>1</sup>

We learn from inquiries at the depot, that parties are arriving every day to join the St. Louis Western Colony at Evans, and large amounts of colony goods, several car-loads of stock, agricultural implements, and stores have been received at this station from the East and forwarded during the past few days. Two car-loads of horses and cattle are expected to-day. On Saturday twenty families arrived, two of them from Burlington, Iowa, the rest from the neighborhood of St. Louis. Most of the colonists thus far (there about 150 on the ground) are farmers, bringing their families and effects with them, ready to go to work at once. Some are bringing provisions enough to last until the crops are gathered this fall. A large surface has already been planted. All are pleased with the location. In town, buildings are going up. The two lumber yards are being supplied from Sherman, and a good article retails at \$30 per thousand feet. On Saturday a contract will be let to build a ditch, taking the water from the Platte  $3\frac{1}{2}$  miles above Evans. This will afford water for irrigation and mill power. Mr. Hartman has purchased a printing press and material, which will be on the way this week. The town lots have been appraised, ranging from \$25 to \$100. News from Boston is to the effect that some 200 members have been enrolled there. They have already begun to arrive on the ground. The policy of the officers is to send on a few every day or two, rather than large numbers at a time, so that all may be accommodated personally, and properly cared for, and all needed aid provided.

### [A REPROOF FROM GREELEY.]

—<sup>2</sup>The Western Colony, at Evans, 4 miles south of Greeley, on the Platte, is now receiving from 10 to 25 members daily. A bridge is under way across the Platte, and an irrigating canal has been commenced. As they are only just beginning, not much can now be said of their movements, but we would remark we do not

<sup>1</sup>*Denver Daily Tribune*, April 25, 1871, p. 4.

<sup>2</sup>*Greeley Tribune*, April 26, 1871, p. 3.

understand why a religious people, as we understand the majority to be, should be willing to locate where a liquor saloon is in full blast, and a brewery is brewing ruin.

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### A BIG LIFT FOR EVANS.<sup>1</sup>

A party of twenty-four arrived this morning, en route to Evans, among whom were Rev. A. C. Todd, President of the colony, and his family; C. F. Hartman, Esq., Secretary, and family; W. E. Broad and wife, Albert Russell, Boston. About twenty others from the vicinity of Boston and Lynn, Massachusetts, will follow on to-morrow, joined by an additional force from St. Louis; and still another large party are en route to arrive Monday morning. Hon. J. M. McCutcheon remains in charge of the office and direction of colony matters at St. Louis, and Mr. Bradbury is in charge of the colony office in Boston. The promise is now good for a much larger settlement at Evans than was at first anticipated by the promoters of the colony. Considerable supplies, household goods, agricultural implements, machinery, stock, lumber, etc, is arriving by every train.

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### [ARRIVAL OF ST. LOUIS-WESTERN COLONISTS.]

<sup>2</sup>The Rev. A. C. Todd, president of the St. Louis Western colony, C. F. Hartman, secretary, and W. S. Brown, and families, and a large party to join the colony, arrived in Denver yesterday morning. About twenty more are expected to arrive soon. They come from the vicinity of Boston and Lynn, Massachusetts. Another large force is on the way. The colony is located at Evans, and is prospering very finely.

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### OUR NEIGHBORS—THE WESTERN COLONY.<sup>3</sup>

We paid a visit to the new colony at Evans, the other day and found things progressing reasonably well. A bridge across the Platte is nearly done, work is progressing on the irrigating canal, back of the town, and we counted some half a dozen houses going up. Inside lots, 25x150 feet are held at \$100 and corner lots at \$150, Rev. Mr. Todd the President had just returned from the East.

<sup>1</sup>*Denver Daily Tribune*, May 12, 1871, p. 4.

<sup>2</sup>*Daily Rocky Mountain News*, May 13, 1871, p. 1.

<sup>3</sup>*Greeley Tribune*, May 24, 1871, p. 2.

looking well; and Hon. J. H. Pinkerton Vice President, was on hand ready for business. There is no reason why they should not succeed, and we certainly hope they will build up a nice town and put a large breadth of land under the plow. Being only four miles distant we ought to be good neighbors. But we have no idea they can succeed while they have three liquor shops and a gambling saloon running. It is true that these establishments were in operation before they came, and no violence should be done, but they should be disposed of in some quiet and satisfactory way, and then when another one pushes in, give it Hail Columbia. Most of the people whom we saw seemed intelligent, industrious and highly pleased with the place.

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### THE COLONIES.<sup>1</sup>

Among the arrivals, this morning, were about fifteen persons for Evans. Mr. W. A. Garvin and family, late of Westville, Ill., who were on the train, go to Evans to establish a first-class hotel. We learn that everything goes on well down there. From Mr. D. S. Green, President of the Southwestern Colony, who is in town, we learn that their camp down the Platte, is growing, and additions are coming in. Longmont is getting ahead, and is a flourishing town for a few weeks old settlement. There are indications that the new colony south of Evans, on the Denver Pacific, will fill in rapidly. Greeley, the father of all the colonies, is receiving as large additions as any of them, an indication that although now well grown it is to become a much larger place.

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### HOW THEY GET ON AT EVANS.<sup>2</sup>

From parties who were down yesterday we learn some facts in regard to the progress of the St. Louis Western Colony at that place. On Friday evening colonists, citizens and ranchmen celebrated the completion of the new Platte River Bridge by dance, supper and songs. There are some fifteen new buildings under way. The arrival of colonists the past two weeks have been upwards of fifty. Among the projects under way are the printing office, the press already having arrived, and the type daily expected. Mr. Garvin, formerly of Nashville, Ill., has bought the Bar-

<sup>1</sup>*Denver Daily Tribune*, May 25, 1871, p. 4.

<sup>2</sup>*Denver Daily Tribune*, May 31, 1871, p. 4.

tels House, and is refitting it preparatory to opening a first-class hotel. Mr. Samuel Ewing, late of Sparta, Ill., has brought on horses and buggies, and will set up a good livery stable. The new brick-yard will be supplying the demand in two or three weeks. A merchant from Cheyenne is about to open a complete store. The people are well contented; are busy setting things to rights, and for a bit of enjoyment have planned a basket pic-nic and camp out in the mountains on the 4th of July. Hon. J. M. McCutcheon, Treasurer, is expected about the 10th of June, and will remain a month or two.

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### TERRITORIAL NEWS.<sup>1</sup>

The colony at Evans, five miles from Greeley, is receiving new members almost every day. An irrigating canal is in process of completion, and a good hotel is to be built. The Tennessee colony, seventy-five miles below Denver on the Platte, is also receiving new members; a canal is under way, and a considerable breadth of land is to be put into crops this year, which in a manner is to be on general account. . . .

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### FROM EVANS.<sup>2</sup>

Revival of the town and its prospects—The St. Louis western colony.

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(From our regular correspondent.)

Evans, June 2d, 1871.

Eds. News:—It was no idle curiosity, or speculative selfishness, that prompted me to step off the cars and spend a day at this place. Evans now isn't the Evans it was when I was here in December last. It was then somewhat dilapidated, or, in western parlance, "well nigh defunct." A change has recently come over the spirit of their dreams, and a new order of things has become established here. Our people in the east, like the birds of migration that alternate through many degrees of latitude during the spring and autumn seasons, are swarming to the west, singly and in flocks, at all seasons, but not to return. A flock of the latter

<sup>1</sup>*Daily Rocky Mountain News*, June 1, 1871, p. 1.

<sup>2</sup>*Daily Rocky Mountain News*, June 4, 1871, p. 1.



class of these full fledged embodied and once migratory spirits, have recently lit down here, and have already laid broad and deep foundations for permanent and lasting homes.

The ditch here, which is about five miles in length, will soon be completed. It is above and around the town on one side, and the Platte river is around it on the other, thus inclosing the town and a peninsula of about two thousand acres of beautiful land, and furnishing an abundance of water with which to irrigate the same, and for all necessary purposes. Some twenty-five or thirty houses are completed and rapidly tending to completion, which together with what buildings still remain of the original town give it the appearance of quite a flourishing place.

The "St. Louis Western colony" is located at Evans, Rev. A. C. Todd, of St. Louis, president; Hon. J. H. Pinkerton, of Colorado, vice president; C. F. Hartman, of Illinois, secretary; Hon. J. M. McCutcheon, of Illinois, treasurer; Dr. C. C. Bradbury, of Boston, Massachusetts, and J. L. Brush, sheriff of Weld county, Greeley, Colorado, are members of the board of trustees. I deem this a choice location for many reasons. The Platte river surrounds it on two sides—on the south and on the east. It is on the Denver Pacific railroad,  $47\frac{3}{4}$  miles from Denver, and  $4\frac{1}{4}$  miles from the Union colony at Greeley. It is an open prairie country, yet the soil is good, and pure soft water can be obtained at a depth of from ten to twenty feet. Much of their lumber comes from the mountains along the Union Pacific railroad, and is sold to the colonists at \$30 per thousand in the rough. One hundred and fifty-five dollars is sufficient to purchase a certificate of membership, granting equal rights and privileges. A large portion of the members are yet east making a crop this season, and will come on immediately after harvest. A considerable number of the original settlers here and around, have joined the colony, donating lands and adding their influence and experience to encourage the others. I am informed there are already from three to four hundred members present and to come, yet I would think this an inviting field for twice that many more. I saw a brick kiln well under way, and judging from the appearance of the clay, a good article of brick will be the result. The company have about 60,000 acres of land in a body, and can enlarge it to a 100,000 if necessary. There are already



three flourishing stores here. B. Cornforth's old stand-by and pioneer, is well stocked with general merchandise, and doing a lively trade. H. Boettcher's hardware store is just opened with a good stock, and John J. Stearns also with a well selected assortment of furniture. My old soldier friend, G. H. Hardin, is doing a first class hotel business at the Hardin House, opposite the depot. Mr. Lewis is also hotelling here, and I am informed doing very well. H. N. Shannon is on hand with his livery to give those who desire a comfortable ride, and show them the country around. The county will soon have completed a good building, which is to be occupied by the county clerk, and contain the county records. Mr. Todd, president of the colony, has begun the erection of a fine brick residence, which is to be thirty-five feet square, two stories besides basement, of Gothic architecture and Mansard roof. Their printing press is on hand, but no type has yet made its appearance, and I believe some firm in Chicago is blamed for its delay. C. F. Hartman, who is to manage the enterprise, is quite at ease on that score, however, he being kept busy and thoroughly stirred up with daily shakes of a foreign article of ague, contracted among the bogs of southern Illinois some time since. He is so habituated to the exhilarating exercise, and has practised it so long, it has really become second nature to him, and even in this climate he finds he is unable to give it up without a struggle.

Through the kindness of Mr. Smith I am just in from a ride at a 2:40 gait, behind Colorado Chief. For a seven-year old horse of ten hundred pounds weight, for strength, speed and endurance, I am free to confess I have not seen his equal in the western country. I was also shown, at Smith Brothers' stables, a horse of great beauty, recently imported from Ireland, and owned by Mr. Ewing. He is reputed to be a thoroughbred English racer. He is, to say the least, a magnificent creature.

H.

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#### TIMES AT EVANS.<sup>1</sup>

The past two months has altered the appearance of the place very much. The population by a careful canvass is now 500, against less than 100 in March. Yesterday there were 21 additions, and a party of 20 are en route from Boston. Families are

<sup>1</sup>*Denver Daily Tribune*, June 16, 1871, p. 4.

now coming by every train. Building is brisk, and everything goes on well. Mr. McCutcheon, Treasurer of the Colony, arrived yesterday, accompanied by his mother. He will remain to put up a house. The newspaper, *Evans Journal*, will be out next week, one side being already up. A car-load of lumber and one of household goods and stock, was forwarded from here this morning. Crops in the neighborhood are doing well. Garvin's hotel has opened, and board is down to \$7 per week. Round trip tickets from Evans to Denver and return, are but \$5.75.

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#### EVANS.<sup>1</sup>

We have a few facts from this lively town. When the St. Louis Western Colony chose that place as its location, in March, there were but 46 inhabitants, now the roll is between five and six hundred. Last evening the ditches were completed, letting water through the streets of the town. Dr. C. C. Bradbury, of Boston, with a large party, are expected to arrive this week. During the past week the station receipts from Denver were some 52,000 pounds of freight, more than double the receipts at Greeley from this way.

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#### EVANS.<sup>2</sup>

The *Evans Journal* says: The lime-house of Schneider & McCutcheon, near the railroad track, "burst asunder" from top to bottom, on Thursday night, owing to the slacking of the lime.—Mr. Jas. A. Todd will probably complete the survey of the small tracts of the colony land to-night. If so, the distribution will take place next Tuesday.—The County Commissioners had a meeting at Evans on Monday, Wednesday and Thursday. On the last day a petition was presented for the removal of the county-seat from Evans to Greeley, or rather, that an election be held on the question this fall. The Commissioners decided against the request of the petitioners, because apparently a majority of the voters are not in favor of holding an election this fall on that subject.

<sup>1</sup>*Denver Daily Tribune*, June 27, 1871, p. 4.

<sup>2</sup>*Denver Daily Tribune*, July 11, 1871, p. 4.

<sup>1</sup>The following are from the *Evans Journal*: The potato crop up the Thompson will be very large. Potatoes are quoted at two cents a pound, but they will soon be down to 1½, and probably lower yet.—The drawing for the Colony lands northwest and west of Evans, five and ten acre tracts, is ordered for August 12th.

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### A DAY IN EVANS.<sup>2</sup>

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Items Caught on a Flying Visit—The Brightening Prospects of a well-located town.

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The permission for a day's absence was received from the editor-in-chief with no slight pleasure. Change always brings rest, especially when it is from the warm and busy streets of our city to the more quiet avenues of one of the towns which dot the line of the Denver Pacific, and which are fast becoming villages and centres of no mean local importance. Thursday's train was well filled, and bore its compliment of returning pleasure-seekers, with a fair proportion of local travelers. It glided over the smooth and well-balasted track at an even and steady rate, the ride, as we have often remarked, being one of the finest and most attractive in the world. Sam Fisher, our well-known conductor, was not less urbane and attentive than ever, and is, we may add, without a superior as an experienced and efficient conductor. At Hughes the Boulder Valley road leaves us to the left, while Johnson being passed, Evans soon appears in view, and passing over the broad Platte, we came to a halt at the depot, where we step from the cars to spend a day at the capital of Weld county. Its returning life and evidence of growth can be seen from the cars, and becomes more apparent on a closer inspection. The construction of an excellent wagon bridge across the river is an improvement of the greatest importance to the town, and of the greatest convenience to the surrounding country. It will afford an opportunity for a large amount of trade to reach the town, from which it was before cut off. A ditch from the Big Thompson, some four or five miles long, supplies the town site with water, and affords every possible facility for all kinds of irrigation. Unfortunately, it was not com-

<sup>1</sup>*Denver Daily Tribune*, July 31, 1871, p. 4.

<sup>2</sup>*Daily Rocky Mountain News*, August 5, 1871, p. 1.

pleted in time this spring to be of much benefit, but another season will bear the fruits of its flowing and fertilizing water. While on ditches, we may add that a survey has been begun for a long and large canal on the south fork of the river. It will begin between fifteen and eighteen miles above the town, and will be so conducted as to cover about 13,000 acres of the St. Louis-Western Colony lands, besides a large amount of railway and government land. It will be constructed during the fall and winter, and ready for use next spring. The enterprise is one which should receive great encouragement. There is considerable building going on, while trade is said to be good. A safe and convenient county clerk's office has been finished, and our friend, Cap. Kram, is not a little proud of his quarters. The interests of the Denver Pacific are attended to by Mr. Ed. House, who is one of the fathers of the town. The office of the *Evans Journal* extends a cordial welcome. The editor, Mr. Hartman, is evidently an experienced journalist, and is making his weekly one of the best local papers in Colorado. Success to the *Journal*, and thanks to its editor for his courteous attention. The assembling of the county convention had drawn together representatives from all parts of the county, whose proceedings are not yet at hand, and concerning which we need only now remark, that the Republicans of Weld county are a remarkably fine looking body of men. The St. Louis Western Colony will receive large additions, this fall, from southern Illinois and from New England. The colony is bringing, and will continue to bring, a large and valuable immigration to Colorado. Under its influence Evans is recovering from the reaction which it suffered after the Denver Pacific terminus moved on to Denver, and now bids fair to become one of the most flourishing and prosperous towns in Colorado. Centrally located, in the midst of one of the finest and most productive sections of northern Colorado; surrounded by a number of valleys which, in a few years, will overflow with people; occupying a position on the river and railway convenient to the business centre of the territory; and commanding other numerous advantages, it cannot fail now to enjoy a vigorous and healthy growth, to achieve a leading social and commercial position, and be numbered, as we hope it will, among the first of Colorado's cities.



EVANS.<sup>1</sup>

We learn from the last number of the *Journal* that things are flourishing, old citizens and colonists joining earnestly and hopefully in building up the town. We clip the following items: The First Covenanter Congregation was organized on the 2nd, by a committee of the Presbytery of Illinois, consisting of Rev. A. C. Todd, Rev. J. McCracken and Elder Jas. Beal. Twenty-seven regular members were received. Three Elders, Rev. J. Farris, J. Beal and J. Beattie, were elected and installed. One deacon, S. Farris, was elected.—C. F. Hartman, Secretary of the St. Louis Western Colony, gives notice that 100 five and ten acre eligible lots will be open for selection August 19, at 1 o'clock p. m.—It appears that a movement is on foot to organize a Fair for the three counties of Boulder, Weld and Larimer, to be held at some central point this Fall.—Mr. D. L. Wise has been appointed Deputy Postmaster.—Mr. Godfrey brought some specimens of splendid oats to town, a few days ago. He says he has a bunch of oats in his field numbering over a hundred stalks, all sprung from one seed.—On Tuesday last D. Witter, Esq., of Denver, sold a tract of land, (nearly 1,000 acres) 9 miles down the Platte from Evans, for the sum of \$9,500—about \$10 an acre. Mr. Ovid Plumb, of Greeley, was the purchaser.

## [IMPROVEMENTS AND POLITICS AT EVANS.]

FROM WELD COUNTY.<sup>2</sup>

(From our special correspondence.)

Evans, August 24, 1871.

Editor News: . . . Quite an improvement is going on at Evans. Some ten or a dozen new buildings have recently been completed and that many more are in course of completion. President Todd's fine house is well under way. A new hotel is in operation on the hill southwest of the depot. Its location is a high, dry, airy and commanding one. The county clerk's office is completed and its present incumbent—Captain Cram—is snugly domiciled in as pleasant an office as there is in the territory. The colony members are all pushing ahead with energy and determina-

<sup>1</sup>*Denver Daily Tribune*, August 7, 1871, p. 4.<sup>2</sup>*Daily Rocky Mountain News*, August 25, 1871, p. 1.



tion, and so long as that disposition characterizes this people, failure will never come. The *Evans Journal* is alive to the interests of the colony and the wants of the people; and its proprietors have unbounded faith in the future growth and prosperity of the entire enterprise in which they have enlisted to do battle. Wherever I travel I find stock of every kind looking remarkably fat and healthy. And if at our approaching territorial fair, we don't astonish somebody with as fine a display of horses and cattle as they have ever seen in the west, then I am done with prophecy.

I am sorry to learn that the political condition of this district is sadly muddled. Several posters have come under my observation headed "People's convention," "To be held at Evans, August 28, 1871," etc. Among others who have signed the call I notice the names of several prominent Republicans of Larimer and Weld counties. Now if I understand the nature of the scheme it is simply a plot to break up the Republican party in these two counties. It will amount to a fusion party with a fusion ticket, and end in fuse. It originated in personal pique, and local spite and jealousy. A few dead political ducks hope to resurrect themselves in the operation, and cheat the d—l out of his just dues. It won't do gentlemen, it won't do! Better go back to your first love—remember the old adage—"the stone that keeps rolling will gather no moss, etc.." No good honest Republican will be caught with such a rotten bait, and the dishonest ones that are in the pool, will simply receive their final death blow. But Pharaoh like, let them go down into the filthy political cess-pool and die there. I append some statistics of Weld county, compiled from the assessor's book for 1871:

Weld county assessment for 1871 is as follows: 47,057 acres of land and improvements, \$507,781; 4000 town lots, \$199,863; 1,428 horses, \$88,282; 138 mules, \$12,240; 5,134 cows, \$141,680; 2,378 oxen, \$61,313; 8,590 calves, \$105,489; 3,014 sheep, \$6,490; 399 swine, \$2,653; 8 goats, \$12; 37 musical instruments, \$1,647; 426 clocks, watches, gold and silver plate, etc., \$4,700. All other property, \$508,211. Total, \$1,640,352.

WELD COUNTY COLONIES.<sup>1</sup>

Evans, August 25, 1871.

We shall never "see ourselves as others see us," and the sigh of the modern Miss Spangles, "O, that I could stand by the roadside and see myself pass by," will hardly be verified. We seldom meet a Colorado colonist in his new Arcadia, but he asks, "Well, what do you think of us?" and just now they have so many scribblers among them the question is stereotyped. When it comes to the matter of newspaper writers the old query of historical or political fact, "Have we a Bourbon amongst us?" has of late days been transformed into the more serious quandary, "Have we a bummer amongst us?" Just as naturally as the bee follows the best flower do bummers follow the best signs of progress, and the former is never more thoroughly satisfied by a single prick in the bush that the blossom won't make honey, than is the latter confident upon the enormity of having a board bill to settle, that the town is a miserable failure. We think it a little singular as well as sad that respectable eastern newspapers will give credentials to cheap outsiders who, always regarded as thin-minded do-nothings at home, become buffers and bummers as soon as they cross the plains. The colonies have been for months past afflicted with this sort of vermin. If you at once suspend business and give them a free thing on liveries, whisky shops, and hotels, they will write most fulsome praise of your wonderful thrift, but if you dare to mind your own business and let them pay their way, they promptly give your colony over to perdition. Greeley, Longmont and Evans have in this way suffered detraction. Here is Evans, a town that, six months ago, had forty-six inhabitants, and now, by a census just completed, has 650; which has 100 houses, two-thirds of them built this summer, which has quadrupled its station business since April; has laid out \$10,000 in ditches and improvements, and is going ahead with substantial and swift growth—some eastern correspondents call it a failure.

All the colonists are busy. Good crops have been raised by those who were on the ground early enough this season. Public improvements are noted on every hand. The square is laid out. A forty-acre tract for public schools and a college, has been staked

<sup>1</sup>*Denver Daily Tribune*, August 29, 1871, p. 4.

off in a splendid location. Brick and lumber yards, new stores, and county buildings have lately been put up, and a first-class newspaper established. All summer new colonists have been coming. Old settlers cordially join in this improved new order of things, and from far down the Platte, from the Cache-a-la-Poudre and Big Thompson are looking upon Evans as their natural market. Of this year's crops already large amounts of hay and produce have been brought to this station and shipped to Denver and Cheyenne. Letters of inquiry from those who talk of joining the colony, and assurance from those who are making ready to come on, are daily received. We cannot expect a city in a day, but what has been accomplished in Evans during the past half year, seems proof enough that all is going well.

We did not visit Greeley, but have before written of prosperity in that quarter. As the two towns are in a measure representative of the whole county, we present the statistics showing the valuation of property, etc., for the years 1870 and 1871 compared. (We are indebted for the information to Dr. Kram) the statement for 1871 having just been completed. Total valuation for 1871:

## VALUATION FOR 1871.

47,050 acres land and improvements.....	\$ 507,781
4,000 town lots.....	199,863
1,428 horses.....	88,282
138 mules.....	12,240
5,134 cows.....	141,680
2,378 oxen.....	61,313
8,590 calves.....	105,480
3,014 sheep.....	6,490
399 swine.....	2,653
8 goats.....	12
37 musical instruments.....	1,647
426 clocks, watches, jewelry, etc.....	4,700
All other property.....	509,894

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Total valuation for 1871.....\$1,642,035

Following is the table for 1870.

VALUATION FOR 1870.

33,133 acres improved land.....	\$ 219,863
1,071 town and city lots.....	19,375
889 horses.....	55,845
94 mules.....	8,350
10,294 cows.....	193,563
645 oxen.....	22,625
57 calves.....	456
1,747 sheep.....	4,726
196 swine.....	1,945
13 goats.....	13
7 musical instruments.....	143
Clocks, watches, etc.....	1,718
All other property.....	325,759
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Total valuation for 1870.....	\$ 854,381

From a comparison of the above tables it will be seen that the assessed valuation of Weld county has increased over three quarters of a million, and fairly doubled in one year. This remarkable gain may be traced almost entirely to the accessions of the colonies and the improvements they have made. The estimated population of the county is now 3,200, against 1,478 in June, 1870. The enrolled voters number 780, against 336 in September, 1870. The new element at Evans will not be entitled to vote this Fall, but that at Greeley comes into full citizenship now for the first time, and out of their 446 registered voters all but 25 are counted Republican. Evans, with her population of 650, against 46 six months ago, will add not far from 100 voters to the registry next Spring, about three-fourths Republican. The above facts, gathered by a few hours' stay in Evans, are such as the *Missouri Democrat's* gouty special might have gained, if instead of squinting from the car window, he had taken the pains to alight and investigate; and are such as any fairly disposed newspaper writer could at any time pick up.

J. A. B.

## [IRRIGATION.]

<sup>1</sup>Says the Evans *Journal*: "The contract for the construction of the first eight miles of ditch No. 2, was awarded to I. Gonsolus. Work is to be pushed to completion. As soon as practicable the remainder of the ditch will be surveyed and a portion of it let in small sections, probably in half mile divisions, so as to accommodate members of the colony with small means who desire to take contracts on the ditch, and also to give opportunity to those owning land under it to pay for a water right. This irrigating canal is to be taken out of the Platte about three miles north of Johnson, and will follow the D. P. railway for some nine miles. At this point it will divide and run into canals of smaller dimensions, the one following the line of bluffs that lie south of Evans to the eastern extremity of our colony lands, and the other following a ridge of land between the railroad and the Platte. The whole length of the ditch will be about thirty miles."

EVANS.<sup>2</sup>

The following items are furnished by the *Journal*:

Mr. John McMillan, from near Sparta, Ill., arrived yesterday with a car-load of stock.—A squad of soldiers from Fort Russell came down to Evans and gobbled up our barber, Charles Miller, who, it appears, was "absent without leave."—The sixteen horses which Mr. Geary, living thirteen miles down the Platte, thought were stolen from him last week, (and which the telegraph reported were stolen by the Indians) all came back a few days ago.

EVANS.<sup>3</sup>

A meeting of the electors of the Evans school district was held Saturday evening, in relation to providing a suitable school building. Also to take into consideration the question of buying hose enough to reach from the railroad water-tank to the main street of Evans, to be used in case any sudden fire should break out in the long row of frame buildings on Denver street. Last Monday evening the building in which is the railroad water-tank, caught fire. By prompt work on the part of our citizens, it was subdued without much injury to the building.—*Journal*.

<sup>1</sup>Denver Daily Tribune, October 2, 1871, p. 2.

<sup>2</sup>Denver Daily Tribune, November 20, 1871, p. 4.

<sup>3</sup>Denver Daily Tribune, November 27, 1871, p. 4.



## [GATE ON GREELEY ROAD.]

<sup>1</sup>It is said that some of our people leave the gate open on the road to Evans, and consequently cattle get in and find their way to the pound. Particular care should be taken in this respect, for the Evans people generally are good neighbors and we ought to keep them so.

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*By Wm. D. Kelley, Altoona, Pa. Special Correspondence to Phila. Press.*

COOPERATIVE COLONIES<sup>2</sup>

## Their Growth in Colorado

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To tell the story of any one of the Colorado colonies is, with an allowance for some difference in details, to tell that of each of them. Between the St. Louis Western and all the others there are differences worthy of note. It does not, and the others do, make temperance a prerequisite to membership, or convey its lots subject to a covenant that intoxicating beverages shall never be manufactured or sold thereon. The founders of the other colonies hope to protect themselves against the idleness, improvidence, poverty and crime engendered by the "drinking usages" of society; and to accomplish this end impose legal restraints upon themselves and those who may abide with them; but the members of the St. Louis Western believe in the largest liberty, and invite settlement and commerce by permitting every branch of manufacture and trade to be pursued within its territorial limits. Evans has its saloons and beer shops—the other towns have none; Evans has a billiard room or two, to which luxury the others are strangers; and when the circus comes along it makes its ring at Evans, and if the Greeleyites and Longmonters want to see its wonders they must for the time patronize the worldly rival, among whose people their "Puritanism" is a jest and a byword. If the taxes, habits of the people, police requirements, &c., of Evans shall differ essentially from those of Greeley, the contrast will be mainly ascribable to those few differences in the organic laws of the colonies, inasmuch

<sup>1</sup>*Greeley Tribune*, November 29, 1871, p. 3.

<sup>2</sup>*Greeley Tribune*, December 6, 1871, p. 1.

as their location and general capacity for agriculture, manufactures and commerce are, in my judgment, absolutely equal.

Greeley has somewhat the start in numbers, but not largely. Which has the better location I cannot guess. The towns are, as have said, both on the Denver Pacific road. They are but four miles apart; Evans being that much nearer to Denver, and Greeley having the like advantage in its commerce with Cheyenne, which, as you know, is a dining station and considerable town on the Union Pacific road; and it requires but a brief stay in each town to satisfy one that the people of each expect to enjoy the trade of a larger portion of the Platte Valley than the other, and to compete successfully for the business of the valleys of the St. Vrain, the Big Thompson, and the Cache la Poudre. The characteristics of the soil and climate throughout the territory of the two colonies are identical, as their lands must be contiguous at some point or points. It is not often that neighboring towns start with such entire coincidence of time and natural advantages, that the fact that the members of one *may* and those of the other *may not* manufacture or sell intoxicating beverages constitutes the only really essential distinction between them. A few years will disclose the results of each system; but I venture the prediction that "King Alcohol" will prove as unruly a tyrant and exorbitant a tax-gatherer at Evans as he does elsewhere. If so, the contrasts presented by the other colonies will be easily traced to their cause.

Those who contemplate the organization of a colony may be glad to know how much land these two have, and how and from whom it was acquired. That of which Evans is the town has the control of 60,000 acres, being part of the lands granted by Congress in aid of the Denver Pacific Railroad. To what portion they have acquired actual title I do not know. They have constructed a five-mile canal or ditch in time to put two thousand acres under crop last spring, and were making fine progress with a larger one in July. It is, therefore, fair to assume that they have absolute title to 10,000 acres. It is proper to remark in passing, that such associations should always, when making an original purchase, acquire, as they can do, the option of taking a considerable body of land, the value of which is to be increased by their labor and

sacrifices; but this should be held in trust for aftercomers, whose co operation in the development of the country will pay the pioneers better than it would if, by violating the principles of co-operation, they held it for speculative prices and retarded settlement.

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[COLORADO BUILDING AND EMIGRATION SOCIETY.]

<sup>1</sup>The *Evans Journal* says arrangements are completed with "The Colorado Building and Emigration Society of Europe and America," by which their members will be sent to Evans. By this they expect to get all the members for whom they can find room, either in Evans or under the forty miles of irrigating ditch. Each member of this Society must have at least five hundred dollars' worth of property in Evans, and a life insurance policy for at least five hundred more, so that in those cases which will occur occasionally where the mother and children are deprived by death of the husband and father and find themselves strangers in a strange land they are not left dependent on charity, and a burden upon the Colony. About one thousand city lots and eight thousand acres, divided into tracts of from  $2\frac{1}{2}$  to 10 acres, have been selected and set apart for these members. The first are expected to arrive about the first of February, and will consist of fifty gardeners, and laborers in proportion—together with a miller prepared to go at once to work in erecting a grist-mill, etc.

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[ENGLISH EMIGRANTS EXPECTED AT EVANS.]

<sup>2</sup>It is stated that the Colony at Evans is to be increased by the arrival of 100 families, or 1000 people from England. They are said to belong to the middle class, and to have both intelligence and means. The first arrivals are expected in February, and various improvements are to commence forthwith; a grist mill being mentioned. If this is true, and we have no reason to doubt it, the news is good. What is wanted in this, and in all other parts of Colorado, is more people. However rich the soil may be, and however much precious metals may abound, they are of little consequence if the country is thinly settled. But if in any given area

<sup>1</sup>*Denver Daily Tribune*, December 18, 1871, p. 2.

<sup>2</sup>*Greeley Tribune*, December 20, 1871, p. 2.

of soils which produces breads and all the luxuries and comforts of life in abundance, as is the case here, a large population is established, the inevitable result must be an increase of all kinds of business, and a rise in the prices of land. We hold it to be a fixed fact, that the value of landed property depends entirely upon the number of people settled upon it, or in the vicinity, and that an immigrant never arrives without adding something to the value of property. We therefore welcome the new comers.

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[EVANS IN THE SPRING OF 1872.]

OUR GREELEY LETTER—A LITTLE OF EVERYTHING<sup>1</sup>  
Greeley, March 10, 1872.

\* \* \* \* \*

At Evans I was captured by my genial friend, Hartman, of the *Journal*. Under his direction I strolled through the labyrinths of the embryo city, and had pointed out to me its multitude of beauties, and its prospective greatness was advocated with befitting zeal.

Although the sun is just now letting them out of the snow-banks, yet they are fresh and full of hope. They are taking hold of their building and farming interests with a determination that will not admit of failure. Newmeyer and Payton are to erect a two story brick building, twenty by sixty. Sam Ashcraft designs building a two story brick structure for a hotel, fifty by eighty, on the site of the old one recently burned. Positive arrangements have been effected, so I am informed, by which quite an English immigration will be added to this colony during the approaching spring and summer, and fifty families are expected to arrive in April. Mr. Board, who is operating in England in behalf of the colony, says he will begin sending people to Evans by the last of March.

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EVANS.<sup>2</sup>

This town, the capitol of Weld county, is located on the South Platte, 48 miles north of Denver. It was laid out in October,

<sup>1</sup>*Daily Rocky Mountain News*, March 12, 1872, p. 1.

<sup>2</sup>*Hand-Book of Colorado*, Denver, 1872, pp. 57-67.



1869, and named in honor of Governor Evans, the chief promoter of the Denver Pacific Railway, of which it was for some months the terminus. When the railroad was built on to Denver the place became almost deserted, though possessing some of the best natural attractions to be found in Colorado. The class who follow the fortunes of railroads, pulling up and pushing ahead to each successive terminus, are not the class to build up towns or to appreciate the resources of a country. It was not until the projectors of the St. Louis Western and New England colonies who had traveled the Territory and compared locations, met here, and selected this as their point of settlement, that the place began to change. On the 2d of April, 1871, when the first family of colonists arrived, Evans numbered but forty inhabitants. On the 1st of September, 1872, the population was 750. The town has a new and enterprising look; streets broad and named after the [p. 59. Map of Evans on p. 58] prominent towns of the Territory, and the intersecting streets numbered; the blocks well laid out; gardens, shade trees, plenty of good water, healthy climate, and all the preparations that make a place thrifty, handsome and home-like.

The Colony has complete control of the town-site of Evans and of 60,000 acres of farming lands, on each side of the railroad and of the Platte, and immediately adjoining the town-site. These are conceded to be the choice lands of the territory.

To provide plenty of water for gardens, trees and the other uses of the town, a ditch was taken out from the mouth of the Big Thompson, seven feet on the bottom with a fall of three and one-half feet to the mile; and to bring under cover the outlying lands, another was constructed from the Platte above Johnson Station. The main trunk of the latter is nine miles in length, ten feet on the bottom, with an average fall of five feet to the mile; and the east branch eight feet on the bottom, with a fall of five feet. This ditch and branches covers 55,000 acres, furnishing plenty of water and unfailing crops.

Evans has a bank, three large dry-goods and grocery stores, a drug store, a furniture store, two blacksmith shops, a harness shop, two good hotels, a bakery, a butcher shop, boot and shoe store, one physician, two lawyers, three surveyors, one real estate firm, one livery, and other classes of trade.



The town has a fine depot, express and telegraph office, and daily mails. All trains stop at this station, and through the influence of the citizens the Denver [p. 61; p. 60 advertisements] Pacific Railroad company have put on a daily accommodation train from Evans to Denver, leaving the former place in the morning and returning at night.

The following is a statement of the freight business of Evans station for the quarter ending June 30, 1872:

Forwarded		Received	
April.....	454,378 lbs.....	604,543 lbs.	
May.....	247,579 “ .....	540,377 “	
June.....	115,854 “ .....	531,640 “	
Total.....		1,676,560 lbs.	

The monthly cash receipts were as follows: April, \$2,493.42; May, \$2,869.26; June \$2,541.21; total, \$7,903.89.

There is a stage to St. Louis, Larimer county, twice a week, and to Green City every other day.

Bonds to the amount of \$12,000 have been voted to build a union school house, and it is expected that the building will be completed by November. Two churches, Presbyterian and Covenant, are in process of construction; and two more societies, the Episcopal and Methodist, are about to build, the Colony having donated grounds for this purpose to all denominations. A Lyceum is well sustained.

Among the improvements now going on and projected we note the building of a fine brick hotel, two stories, 60x75 feet, to cost \$16,000, and to be ready for guests by October 1st; two churches, the school building, a new banking house, and several handsome residences.

The Platte river at this place affords excellent water power; a fall of 12 feet to the mile can be obtained. The Colony having offered to donate \$1,000 to the persons who would start the first machinery, we are glad to hear that a gentleman has already responded and will put up a large brick flour and grist mill this fall. [p. 63. Page 62 advertisements]

Evans being the county seat of Weld, the largest county in Colorado east of the Range, covering more area than Massachu-

setts, from Illinois, Massachusetts and Missouri, but almost all the States are represented. Constant accessions are being made. By an arrangement recently completed with "The Colorado Building and Immigration Society of Europe and America," whose headquarters are in London, it is probable that a large number of industrious and intelligent English families will join the Colony.

The *Evans Journal*, one of the best papers in Colorado, is published weekly by C. F. Hartman & Co., who also have a well selected job office.

Those desirous to join the Colony can do so by remitting to Rev. A. C. Todd, President and Local Treasurer, \$155, on receipt of which a Colony Certificate [p. 67. Pages 64, 65, 66 advertisements] will be issued and mailed to the person applying, which will entitle him to reduced rates of passage from St. Louis to Evans. Any desiring fuller information will address the President or Secretary at Evans. The Board of Trustees of the Colony is as follows: Rev. A. C. Todd, President; Hon. J. H. Pinkerton, Vice-President; Major J. C. Febles, Secretary; Hon. J. M. McCutcheon, Treasurer; Dr. C. C. Bradbury, H. C. Sherman.

Distances: Evans to Denver, 48 miles; to Julesburg, 150; to Cheyenne, 58; to Boulder, 39; to Central, 80; to Green City, 24; to Longmont, 28; to St. Louis, 18; to Fort Collins, 22; to Greeley, 4; to Big Thompson Canon, 25; to Na qua (foot of the mountains) 23.

SOUTHWESTERN COLONY



## DOCUMENTS

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<sup>1</sup>Cert of Incorporation  
of  
The South Western  
Colony  
Filed  
for record at 5 oclock  
P. M. May 26th 1871  
W. J Kram  
Recorder

The South Western Colony Certificate  
of Incorporation

know all men by these presents that  
We David S. Green, Lucian G. Dun-  
navan and Peter B. Wills of Green  
City, County of Weld and Territory  
of Colorado desiring to form an an  
incorporated company for the purpose  
of aiding, encouraging and inducing  
immigration to the Territory of Colo-

rado, under the provisions of Chapter 18 of the Revised Statutes  
of Colorado Territory and of the amendments thereto approved  
February 10th 1870 do hereby make this our certificate in writing,  
and do state, certify and declare

1st That the corporate name of said company shall be

The South Western Colony

2nd That the objects for which the said company is formed are  
for the purpose of aiding encouraging and inducing immigration  
to the Territory of Colorado, to aid generally in promoting the  
industrial and productive interests of the country, and to or-  
ganize, manage and conduct the municipal affairs of the Town  
of Green City in the County of Weld and Territory of Colorado.

3rd. The amount of the capital stock of said company shall be  
One hundred thousand (100.000) dollars which shall be divided  
into twenty thousand (20.000) shares of Five Dollars (\$5) each

4th The term of the existence of said company shall be for the  
period of Thirty (30) years from the date of the signing of these  
presents.

5th The number of the Trustees to manage the affairs of said  
Company shall be Three (3)

6th David. S. Green, Lucian. G. Dunnavan and Peter. B. Wills  
shall be the said Trustees for the first year.

<sup>1</sup>Weld County Mortgage Record, II, pp. 7-8.



7th The principal place of business of said company shall be in Green City, in [p. 8] the County of Weld and Territory of Colorado.

8th The operations of said company shall be carried on in the County of Weld in the Territory of Colorado.

9th The Trustees of said Company shall have power to make such prudential by-laws as they may deem proper for the management and disposition of the stock and business affairs of said Company—for prescribing the duties of officers, agents, artificers and servants that may be employed, and for the appointment of all officers and agents for carrying on all kinds of business within the objects and purposes of said company

In witness whereof we have hereunto set our hands and seals at Denver in the Territory of Colorado, the Twenty third day of February, in the year of our Lord one thousand eight hundred and seventy one

David. S. Green

Lucian. G. Dunnavan

Peter. B. Wills

[Notarial attestation]

<sup>1</sup>Certificate of Incorporation  
of

South Western Colony  
Ditch Company

Filed

for record at 5 oclock

P. M. June 27th 1871

W J Kram

Recorder

To all whom it may concern. Be it known that We David S. Green, D. Hansbrough, Josiah. F. Ayres, Frank Green and A. W. Thompson of Weld County and Territory of Colorado, have this the 24th day of June A. D. 1871 formed and organized themselves into a Corporation by the name of "The South Western Colony

Ditch Company" to continue and exist for the benefit of themselves and their associates and successors for a term not exceeding thirty (30) years from this date. The object of said Company is to build a Ditch for the purpose of irrigating lands on the South side of the Platte River, and said ditch shall be taken from said

<sup>1</sup>Weld County Mortgage Record, II, p. 152.

Platte River at or about the division line between towns four and five North and that line that shall divide the Range Sixty-three and sixty-four West in the County of Weld and Territory of Colorado.

The Capital Stock of said Company shall be twenty thousand dollars and shall be divided into two thousand shares of ten dollars each

The Office of said Company shall be at the Town of Green City, in the County of Weld and Territory of Colorado.

David S. Green, D. Hansbrough, Josiah F. Ayres, Frank Green, and A. W. Thompson have been appointed directors of said Company for the first year of said organization. The number of Directors of said Company shall consist of five stockholders

Witness our hands this the 24th day of June A. D. 1871

David S. Green  
Decatur Hansbrough  
Josiah F. Ayres  
Frank Green  
A. W. Thompson

[Notarial Attestation]

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[CONSTITUTION OF THE SOUTHWESTERN COLONY]  
THE SOUTHWESTERN COLONY.<sup>1</sup>

This Colony is located on the Platte River Valley, about 25 miles east of Evans, at a point on the Denver Pacific Railway, and about 75 miles northeast of Denver, Colorado. It has irrigable lands for 25 miles on either side of the Platte, and large bodies of lands that need no irrigation—in the Lost Spring Creek and Kiowa Valleys—both of which streams empty into The Platte River, near the town site. There are already a large number of persons on the ground, engaged in building, agriculture, and in constructing the irrigation ditch.

Its Constitution is as follows:

1st. The object of this colony is to form a settlement in the Territory of Colorado, to be known as 'The Southwestern Colony'.

2nd. Its officers consist of a President, Vice-President, Secretary and Treasurer, who are elected for the term of one year, or

<sup>1</sup>*Denver Daily Tribune*, March 23, 1871.

until removed for incompetency or misconduct; whose duty it is to prescribe all needful rules and regulations; who constitute within themselves a board of general supervision, and have the power to choose one of their number as the Chairman and executive of their body.

3rd. All persons of good moral character and temperate habits, desirous of emigrating to the West, can become members of this colony by paying to the Treasurer, or either of its authorized agents, one hundred dollars; which will secure to such member one lot in the town-site, valued at twenty dollars; one share in the joint stock colony farm, together with special rates of transportation to the colony, and the privilege of locating by pre-emption or homestead 160 acres of land in the vicinity of the colony. The remainder of the one hundred dollars is to form a fund in the hands of the Treasurer, to be expended in the construction of the irrigating ditch, and other necessary expenses, which secures the right of water therefrom to each member to irrigate the land owned by such member to the extent of 160 acres and his town property. This right shall be perpetual and pass with the land.

4th. In addition to the one lot, each member has the privilege to purchase as many more in the town site as he may choose, ranging in price from \$20.00 to \$50.00; and also, as many shares in the colony farm as he may desire, not exceeding fifty.

5th. Should the amount reserved to construct the ditch (and for other expenses) prove insufficient to complete the same, then each member is liable to a further tax, not more than \$50.00, which can be paid in money or labor on the ditch, as may be elected, at customary prices.

6th. The Capital stock of the 'Colony Farm Joint Stock Company' shall be \$20,000.00, divided into shares of \$20.00 each, which can be paid in money or labor on the farm, at the option of each member.

7th. The management of the Colony Farm, shall be conducted by a Board of Directors, consisting of five persons, who shall be governed by the following rules and regulations and who are elected by the members of the Colony:

1st. The Board of Directors shall elect one of their number as Chairman, and general supervising agent, who shall give his attention to the man-

agement of the farm, and who, with the advice and consent of the other members of the Board, shall be empowered to purchase stock, farming implements, seed and all other things necessary to carry on, in a husbandman-like manner, said farm. He shall also have power, with the advice and consent of the rest of the Board, to raise funds for the furtherance of the interests of said farm, if need be, which shall severally bind each shareholder of the company, according to the amount of his investment.

2nd. The supervising agent shall act as Treasurer and disbursing officer, and keep the books and accounts of said company.

3rd. Said Board shall also manage the construction of the colony irrigating ditch, and said supervising agent shall have all and singularly the powers in the management thereof, and the same duties shall devolve upon him in this, as in the management of the colony farm.

4th. The ditch or ditches, shall be taken, one from the Platte River, a sufficient distance to give a fall thereto not less than 18 inches, nor more than 5 feet to the mile; and the other (if found necessary to irrigate the lands occupied by the Colonists in Lost Spring Creek bottom,) from the Lost Spring Creek, with the same conditions as to fall, &c.

5th. The Supervising Agent shall be answerable to the Board of Directors for the faithful performance of his several duties.

6th. The Supervising Agent shall have the power to call to his assistance a private secretary, and shall be entitled to a salary of one hundred and fifty dollars per month, during the continuance of the Colony Farm Joint Stock Company.

8th. Each shareholder in the colony farm shall be liable, only to the extent of the amount subscribed, except as above provided.

9th. The organization, so far as the Colony Farm is concerned, shall continue only during the current year of 1871, (unless otherwise ordered by a majority of the stockholders) at the expiration of which time the stock, implements, &c, shall be sold, an estimate taken of the amount of produce raised upon said farm, and after the payment of all necessary expenses, the remainder shall be divided among the shareholders in proportion to the amount of stock held by each member, the dividend to be paid in grain or money, as the shareholders may elect.

10th. The stock paid in work, as above provided, shall be regarded as money; and the supervising agent shall issue to each member a certificate of stock, for each share, as the same is paid in, or upon the presentation of a certificate of membership signed by an authorized agent of the colony.

11th. When the stock is issued upon the presentation of a certificate of membership as above provided, it shall be the duty of the supervising agent to endorse thereon the fact of such issuance, and keep a record of the same in the books of the company.

12th. This organization as to the irrigating ditch, and the colony shall continue 20 years.

13th. The Rev. J. Dix Mills, Major J. C. Febles and Mr. P. B. Wills, are hereby constituted the authorized agents for the colony.

For further information examine the Rocky Mountain Directory and Colorado Gazetteer, or address

Col. D. S. Green President,  
Denver, Colorado.

Or, Mr. S. P. Bernard, Vice President,  
Covington, Tennessee.

Or, Lyman H. Colt, Treasurer and Supervising Agent,  
Green City, Colorado.



## EXCERPTS FROM NEWSPAPERS

[ORGANIZATION OF SOUTHWESTERN COLONY; ITS INTEREST IN MINING.]

<sup>1</sup>Mr. D. S. Green, formerly of the firm of Green & Glaze of this city, called last night and gave us some particulars of the formation of a Colony for settlement in Colorado, from Tennessee, Virginia and North Carolina, the headquarters of the movement being at Memphis. Mr. Green arrived two days ago, with Mr. P. B. Wills, President of the Colony, and accompanied by twenty-four members of the Colony, who will remain. Mr. Green, Mr. Wills, and Col. Keller of the Memphis *Avalanche*, will return shortly to report as to a location. They expect to fix upon some place on the Platte not far from Denver, or somewhere on the Arkansas.

Mr. Green informs us that they have now over two hundred members, and he has no doubt that the number will be increased to over one thousand in a few weeks.

The formation of this Colony is a little different from any other we have heard of. The first idea was to form a mining company alone, but that idea has been modified, although mining will constitute a portion of their work. A portion of the money subscribed for shares in the Colony stock, has been set apart for the purchase of mining machinery, to work 300 feet of the Ralls County lode and 500 feet of the Egyptian lode on Quartz Hill.

Mr. Green states that he has succeeded in getting the lowest rates of railroad fare for the Colony ever granted to a like body, viz: from \$72.25 to \$26.00.

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[LOCATING COMMITTEE OF SOUTHWESTERN COLONY.]

—<sup>2</sup>A committee representing a new Colony, from Tennessee, paid us a visit yesterday, consisting of D. S. Green, the originator, and P. B. Mills, temporary president. They proceeded in the afternoon to Collins and Laporte. Some 200 families are interested, mainly living in Tennessee, Mississippi and Virginia. It

<sup>1</sup>*Daily Colorado Tribune*, December 16, 1870, p. 2.

<sup>2</sup>*Greeley Tribune*, December 28, 1870, p. 3.

is singular that while Northern people are proposing to colonise South, Southern people are proposing to come North. There is plenty of room in Colorado for colonies, providing the members do not want large farms—if they do they must spread themselves over the country in which case they will have no colony, while irrigation will be next to an impossibility, unless with men of large capital.

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[ARRIVAL IN DENVER OF CAPTAIN GREEN AND PARTY.]

<sup>1</sup>Captain D. S. Green, of Memphis, Tennessee, has reached this city accompanied by twenty-seven members of the Tennessee Colony, which intends locating in this territory. Several members of the colony are prominent business men of Memphis.

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THE TENNESSEE COLONY.<sup>2</sup>

The Colony, whose headquarters are at Memphis, and which has been organized principally by Mr. D. S. Green, formerly of this city, has located down the Platte, about seventy-five miles below Denver. They have entered about 5,000 acres of government land, and have about twenty-five members of the Colony now on the ground at work. Their town has been named "Green City," in honor of the founder of the Colony. About a hundred more members are expected to arrive on Sunday or Monday next.

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[LOCATION OF SOUTHWESTERN COLONY.]

A NEW COLONY.<sup>3</sup>

The Tennessee Colony has located 28 miles below us on the Platte, several families having arrived, and teams have been up to our town for lumber. As we are the nearest rail road town, a considerable business between the two places may be expected henceforth; but as they are on the other side of the Platte, a bridge is highly important.

This colony has two great advantages; one, in being outside of the rail-road limits, hence they can pre-empt or homestead land, and thus obtain farms for an exceedingly small sum; then, being in the valley proper, which is several miles wide, no irrigating

<sup>1</sup>*Daily Rocky Mountain News*, February 15, 1871, p. 4.

<sup>2</sup>*Denver Daily Tribune*, March 7, 1871, p. 4.

<sup>3</sup>*Greeley Tribune*, March 8, 1871, p. 2.

canals will be required, while they will have an immense stock range on either side.

Of course they are without railroad facilities, at present, but this will be supplied within two years at least, when they will be most admirably situated. If they should establish a ferry, they might be able to cross the Platte and reach Pine Bluff, on the Union Pacific, in a distance of 30 miles. It would seem, then, that this colony, can, at once devote what money its members may have, to improvements, that they can raise a good crop this year, and at once become self-sustaining. Of course everything depends on their men. They will be certain to have good health; and they must have a fine view of the mountains.

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### THE SOUTHWESTERN COLONY.<sup>1</sup>

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#### Arrival of the Members at Denver.

This Colony which owes its origin and success to the energy and perseverance of D. S. Green, an old resident of Denver, has just sent a second detachment of its members, who arrived here on Sabbath morning by the Kansas Pacific Railway, and a third is at Kansas City, and will be here shortly. The personnel of the ladies and gentlemen deserve a more extended notice than we can devote in our columns; but suffice it to say, that they are all a credit to the country from which they have emigrated, and a credit to the new country—the home of their adoption. The causes of their emigration, exists not thro' poverty and want, nor have they "left their country for their country's good." Several of them are wealthy and came to see if Colorado will not furnish them better investments for capital than the older States of the American Union. Some of them came to gain in the soft invigorating, life-giving air at the foot of the Rocky Mountains, that freedom from bronchial and lung disease, which the moisture and swamps of their native soil have failed to achieve. Some of them on the other hand are young, and just commencing on the arduous toil of life, and thirst with all the young Ambition's fire, to seek and behold for themselves the "New Great West." Of course, as naturally would be expected, some of the journals of the locality from which

<sup>1</sup>*Denver Daily Tribune*, March 13, 1871, p. 4.

they came, have shown a spirit of evil, and denounced the enterprise and the leaders of it, with all the bitter malignity which come like second nature from the malice-dipped pen of the cramped quilps always to be found amongst the rank and file of that winged Mercury of earth—the Press. Mr. Green has been denounced in unmeasured terms for his efforts to colonize and infuse a new element in the life blood of our young commonwealth. His reputation has been attacked through the columns of a portion of the Tennessee press, and letters have been written from this city for the purpose of giving a coloring of endorsement to their outrageous attacks. Such charges and such attacks have no foundation in fact, and no weight whatever with Denver people, or with those who are well acquainted with him. Well known as he is here, it is puerile to make such attacks in this community, but in a country where he is but little known, such foolish stories may find some credulous enough to believe them. As friends of Colorado, it is the province of her press, nay, even her bounden obligation, to fight the good fight for these crusaders to her soil, and welcome them with open hands and hearts on the landing in the new home of their adoption. Pilgrim Fathers are they, who come as the vanguard of an army of the like, to conquer the as yet undeveloped soil of Colorado, to the grand column of civilization and progress. As an endorsement of this enterprise, we append below the testimony of the first detachment of the colonists, who have already reached the field of their labors. The statement was published in the *Memphis Appeal*, and speaks volumes for the truthfulness of Col. Green's representation, and the satisfaction of the settlers who have thus hazarded all to find a home hundreds of miles from the hearthstones of their childhood. The location selected by the Colony for its operations, is in the Platte Valley, about seventy-five miles from Denver, a short distance from Fremont's Orchard, one of the most celebrated and renowned spots for beauty, and the unrivalled fertility of its soil. Grass now, when the dead of winter has passed by, is as high as a man's knee, and like all the rest of the grass of Colorado, is as succulent and nourishing, if not more so, as the carefully cured, cut and stacked grasses of Illinois, Ohio, and the prairies of the Western States. The never-dying grasses can be found in this spot more

luxuriantly and more plentifully than in almost any other region in Colorado, and ere long will serve to fatten thousands of beeves for the eastern market, raised by these enterprising Colonists.

## COLORADO.

*The Statements of Mr. Green indorsed by the Memphis Emigrants.*  
Greensboro', C. T., Feb. 20, '71.

We, the undersigned, in acknowledgment to Colonel D. S. Green, for his gentlemanly courtesy on our journey West, and his prompt attention to our wants in this, a country in which we are strangers, desire to incorporate this our expression of thanks in the books containing our constitution and by-laws; and further, to record the statement that we find his representations of Colorado to accord with facts, and that we are pleased with the country and climate, and especially with his selection of our location in Platte Valley—beautiful in scenery, and covering an extent of country unsurpassed for the fertility of its soil.

D. Hansbrough	J. Dix Mills,
H. L. Dotson,	Frank Green,
J. F. Ayres,	Ithamar C. Hague,
F. E. Williams,	Wm. Thornly,
L. G. Dunnavan,	John Lord,
A. W. Thompson,	G. O. Stevens,
D. A. Engler,	George Cumming,
J. S. Wright,	G. L. Beardsley,
W. Birkenbenel,	August Hitzfeld,
G. W. Wilson.	

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 THE SOUTHWESTERN COLONY.<sup>1</sup>

A number of members of the above colony arrived in this city on Sunday. There are more of the colony at Kansas city, who will reach this city soon. The selection of lands has been made, about seventy-five miles from Denver, near what is commonly known as Fremont's orchard. The members of this colony came chiefly from Tennessee, and we doubt not but that they will be highly successful in this commendable enterprise. It is to be hoped so, and the people of Colorado will assist them in their efforts to aid in the development of the territory.

<sup>1</sup>*Daily Rocky Mountain News*, March 14, 1871, p. 4.



## [GREENSBORO.]

—<sup>1</sup>The Tennessee Colony which has located 28 miles below us on the Platte, has 50 or 60 members on the ground, and the town they are to build is to be called Greensboro, after Gen. Green the leading projector. We learn also that they have an interest of some kind at Evans, but we are not informed of the exact status. According to present prospects all these valleys are likely soon to be settled as thickly as choice sections in New England. Roll on silver moon.

## [PROGRESS REPORTED IN SOUTHWESTERN COLONY.]

<sup>2</sup>Mr. Wills, of the Memphis or Southwestern colony, located twenty-five miles below the railway crossing on the South Platte, reports about sixty men and a considerable number of women and children already on the town site. They are actively at work and making good progress in building houses and preparing for a summer's crop. New colonists are arriving and the settlement bids fair soon to be numbered among the prominent ones of the territory.

COLONY NEWS.<sup>3</sup>

The South Western colonists, below Evans, are getting along well. Mr. Green, the President, left here yesterday with twenty-five stand of arms, furnished by the Governor, for the use of the colonists. Some twelve buildings are going up in the new town. Farmers are ploughing. A petition for tri-weekly postal service, signed by all the colonists, and endorsed by prominent citizens of Denver, has been forwarded to Washington. Accessions to the colony from Virginia are expected; a party of Englishmen are en route. Some of the farmers are sowing beets largely, and negotiations are in progress for the introduction of suitable machinery, and means for beet sugar manufacture. Mr. Mills, the General Superintendent of the colony, has opened an office in Denver.

THE SOUTHWESTERN COLONY.<sup>4</sup>

This colony, of which we made brief mention yesterday morning is beginning to attract some attention and bids fair to become

<sup>1</sup>*Greeley Tribune*, March 22, 1871, p. 2.

<sup>2</sup>*Daily Rocky Mountain News*, April 21, 1871, p. 1.

<sup>3</sup>*Denver Daily Tribune*, April 21, 1871, p. 4.

<sup>4</sup>*Daily Rocky Mountain News*, April 22, 1871, p. 1.

a most successful organization. The location is sixty miles north-east from Denver, in a most delightful and fertile section of the country, on the Platte river, where are water, good agricultural grounds, and every other natural advantage to make there a most prosperous settlement. Evans is the shipping point on the Denver Pacific railway, twenty-five miles down the level valley of the Platte, and the Southwestern is thus brought almost to the very doors of the large cities, to which it must be tributary for some time.

Already a large number of persons are on the grounds and are busily engaged in laying out the town site, building houses, and making ready for the summer's crops. They are active, industrious people, who are thoroughly imbued with the spirit and importance of the enterprise, and who will, with further help, push it to a successful issue.

Mr. P. B. Wills, general superintendent of the colony, is now in Denver attending to its general business. It is his intention to remain here several weeks, and with this view he has opened an office at Brinker & Co.'s store at the corner of F and Blake streets. At this place he will be pleased to see such as may desire to join the colony, and he will give them all the information necessary to a membership. Mr. Wills attends to receiving colonists and freight from the east, and is ever ready to give any explanations regarding the colony, its requirements, advantages, and liberal inducements. The enterprise is thoroughly endorsed, is headed by competent and reliable gentlemen, and has every prestige to insure its success. It certainly has an advantageous location, and with the requisite assistance will become a flourishing community and a successful colony.

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[AN ADVERTISEMENT.]

<sup>1</sup>SOUTHWESTERN COLONY,

P. B. Wills, General Sup'd't,

Office at Brinker & Co.'s store,

CORNER OF F AND BLAKE STREETS,

DENVER, COLORADO.

Will give information and assist  
emigrants en route.

<sup>1</sup>*Daily Rocky Mountain News*, April 23, 1871, p. 1.

## [IRRIGATION.]

COLONY MATTERS.<sup>1</sup>

Mr. Green, president of the Southwestern colony, writes us the following interesting details of this association:

The Southwestern colony is located on the Platte river, twenty-five miles east of Evans, and though young it has a membership of something over four hundred, with a steady increase. There is of this number some sixty five or seventy on the ground who have been for the last two months and a-half engaged in planting crops, building houses, and, at present, are digging ditches.

The ditch we are now digging will be, when completed, about twenty-two miles long, or sixteen miles long to that point where it passes our town site. It is six feet wide in the bottom, and one and a-half feet deep, with a fall of two and a-half feet to the mile, which will give us a flow of about thirteen hundred inches. In the distance this ditch will flow we will be able to irrigate in the neighborhood of twenty thousand acres of land. It will be completed in about two weeks, and is built for the use and benefit of the present crop and for the future use of the colonists along its line, the watering of town property, and for manufacturing and mill purposes. And especially will it be used for the later purposes, for we have within the limits of our town some of the finest sites for water power that can be found in America or in Colorado.

But this ditch is only a commencement of the digging of ditches—or canals—that it is the purpose of this colony to build within the present year, for we are now contemplating a line of ditch that will be twenty feet wide, three feet deep, and sixty miles long, and that will encompass a quarter of a million acres of good farming lands, and will leave adjoining to it on the outside, an unboundless pasturage, where there are now herding fifty thousand stock that grow, thrive and fatten the year round at the rate of one thousand per mile. In other words this is the finest grazing field in Colorado, and, according to the decision of some of the largest stock growers that are now herding thousands of cattle on this range, it is the finest and best grazing field in the world. The

<sup>1</sup>*Daily Rocky Mountain News*, June 9, 1871, p. 1.

third ditch that we will build will encompass a body of land on the north side of the river equal to about the same number of acres that will be irrigated on the south by the long line of ditches. Now, these lands are all good and will, with the assistance of water, produce as abundant crops as does any of the lands of Colorado. If this be true, thus we will have good homes within our colony for fifteen thousand families, besides those who will want to look after stock growing, merchandizing, etc. And for the purpose of building up Colorado in general, and the Southwestern colony in particular, we have adopted the following liberal prices for membership, and have sent out our agents through the states, and our Hon. George Board to England, who are now actively engaged in our interests.

Any one is a member of our colony who owns one or more lots in the town of Greene City, and is entitled to locate lands inside our ditch lines and claim the water of the same at the customary rates of the territory, or at \$60 per share, which share will give him water for one hundred and sixty acres of land, and one lot in town. This membership will also entitle him to the benefit of special rates of transportation for himself, and household goods from the state over the railroad to Evans, where teams can be had at reasonable rates to carry them to the colony. Any one wishing to join us can do so by applying to D. S. Green at the Hatten house, within the next two days; or after that time at Green City.

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#### WHAT SHALL OUR IMMIGRANTS DO?<sup>1</sup>

Eds. Denver Tribune:—The question is often asked on the streets of Denver: "What shall we do with this seventy or eighty people per day that are coming into our Territory?" Has it never occurred to those asking the above question, that we have homes and wealth within our Territory for such an influx, though it may last for a hundred years, and thus our population be less than one-sixth per square mile of what it is to-day in England? and have they failed to consider the fact that our mineral wealth has been proven to be greater, our agricultural products finer and more abundant, our grazing unequalled, our healthful climate and

<sup>1</sup>*Denver Daily Tribune*, June 13, 1871, p. 2.



beautiful scenery unsurpassed, and without comparison in the known world?

Let us see why it is that this multitude of people are leaving their home comforts in the States and immigrating over the "Sterile Plains" to the "Bleak Mountains" of this new Territory. Many of us look back over the dozen years of our "stay" in this country, and remember our first experiences, when we were willing to sell our interests in "Pike's Peak" for a three cent piece. But when we failed to find a man who would risk his "penny" to buy us out, or a generous heart willing to give us *grub* enough to keep us alive until we could reach our mother's hearthstones, when we *knew* that the comforts of that fireside and the love of friends would cheer us the remaining part of our lives, while we would tell our adventures. Disappointed in this hope, we thought of the next best thing to do, and with arms nerved for the conflict and our brains put in working order, we commenced with hammer, shovel, pick and drill to bring from the mines the shining ore, from which we could extract "the worshiped of earth." Our curiosity was excited and our anxiety heightened when we found that the deeper we went in this mine, the richer and heavier we found the ores, and taking a new reckoning we considered on this matter; and reviewing the surroundings, and taking the experience we had in sinking a few hundred feet in the mines, our conclusion was unanimous that the formation of these mines was the work of an internal force deep seated inside of the crust of the earth, and was made when the mountains were thrown up, and believing as we were forced to, that this quartz, or ore, came from the interior part, where it is a molten mass. We concluded at once that our mines reached from the top of the mountains through the crust of the earth, that was thick enough to hold up the mighty mountains stretching from the North to the South Pole, with an average altitude of a little more than seven thousand feet above tide water, or in other words, a crust that scientific men say is forty miles thick. This gave us confidence in the permanency of our mines. But finding that we could not eat gold and silver—though there was an inexhaustible quantity of it—our thoughts were turned to other interests in the Territory; and coming down the mountain streams that are eternally supplied from the never-failing fountains



of melting snow, we asked the question, "For what use and purposes are these mighty torrents coursing down the mountain steepes with lightning rapidity?" and the question was solved in a moment, for looking out on a remote plain we saw that God had created a vast prairie, fertile and rich, but had withheld His rain; but in the rumbling of the waters at our feet the voice of the Creator was heard to speak, "These lands that you call a waste was made by Me adapted to irrigation. I make nothing in vain. Go lead this water forth, it shall regulate your season at your will, so that you need not complain of Me; it will fertilize your soil." How true have we found this promise? For twelve years the judicious husbandman has been reaping an abundant harvest at the foot of the mountains, unparalleled for quantity or quality on the American continent. And his lands are so productive to-day under this irrigating fertilizing system, as though he had replenished it year by year from his stable yard. But is this all we claim for Colorado? Ages have passed, yet amid the winter snows and summer drouths, millions of buffalo, elk, deer and antelope, have been fed, and to-day the grass is springing up on the vast "American Desert" and thousand hillsides of Colorado, that will fatten the multiplied ten thousand cattle, horses and sheep that are being brought to this country. And now what can this multitude do that is daily arriving? Let them roll up their sleeves and go into the mines, build mills and manufactories on our water courses; herd stock and grow rich, or what is better than all, join the Southwestern Colony that is located on the Platte River, twenty-five miles below Evans, where it requires only twenty to one hundred dollars to give them a good home. And let no man go away from Colorado feeling that there is no room for him, for within the bounds of the above named colony there is room for thousands more. Let them come, and whosoever will, let him come and partake of the lands that will be irrigated by the water that we are "leading forth."

D. S. Green.

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[ADVERTISING IN ENGLAND.]

<sup>1</sup>We have received from England a number of circulars relating to the Green City Colony, which is located below Greeley,

<sup>1</sup>*Daily Rocky Mountain News*, July 13, 1871, p. 1.

on the Platte river. These documents are intended for circulation amongst the English people, and show that the colony is doing a good work in inducing a large immigration. They have a large amount of lands, favorably located, and the prospects are that the city will soon be substantially built, the lands occupied, and a prosperous colony founded.

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[AN ADVERTISEMENT.]

<sup>1</sup>Southwestern Colony.—Mr. P. B. Wills has been appointed General Superintendent of the Colony, and his office for the present will be at Brinker and Co.'s, corner F and Blake streets, where he may be seen on Colony business.

D. S. Green,  
President.

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THE SOUTHWESTERN COLONY.<sup>2</sup>

We judge this enterprising colony is doing well. The *Evans Journal* of Saturday, says several gentlemen from North Carolina, belonging to the Green colony, passed through Evans this week, homeward bound to get ready to come out with large flocks of sheep. They were delighted with the country all along the Platte, and will report favorably. The Green colony will receive a large accession from England in a week or to.

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[INDUCEMENTS HELD OUT TO ENGLISH COLONISTS.]

<sup>3</sup>We find the following in the *Denver News*, in regard to the colony 27 miles below us, on the Platte:

Hon. George Board, of London, England, special commissioner to Europe for the Southwestern Colony of Colorado, arrived in Denver yesterday morning. From the outline proposed by the promoters of that colony, and perfected by Mr. Board in England, we learn the following: They propose to enroll members in Europe who will be required to pay £100 as the full cost of membership. For this they are to receive transportation equivalent to four adults to Green City, Colorado, a city lot with house of four rooms in that place, and a life policy of \$500 upon the head of the family. Many other advantages of minor importance are also

<sup>1</sup>*Denver Daily Tribune*, September 22, 1871, p. 4.

<sup>2</sup>*Denver Daily Tribune*, October 23, 1871, p. 4.

<sup>3</sup>*Greeley Tribune*, November 8, 1871, p. 2.

secured to the colonist. The route of travel will be by steamer from Liverpool to Norfolk, Virginia, and thence by rail on the most direct route to Colorado. Want of space prevents a more lengthy notice of the enterprise at this time.

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[ACCESSIONS FROM ENGLAND EXPECTED.]

<sup>1</sup>The last heard from the Tennessee Colony, 27 miles below us, was that they were passing through the Winter well, and that they expected large accessions from England next Spring. They get their coal from our place, and they trade considerable at our stores.

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[ADVERTISEMENT.]

<sup>2</sup>A good chance for men and teams to get immediate employment is offered by the Southwestern Colony. Also an opportunity to farm lands inside the colony fence and under the irrigating ditch. Nothing charged for the use of the land, and only one dollar per acre for an abundant supply of water to irrigate with. Also a blacksmith can get employment. Call today at the Hatten house for information, or on J. G. Stewart, corner of Cherry and Larimer.  
D. S. Green, General Sup't.

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OPENING THE PLATTE VALLEY.<sup>3</sup>

Southwestern Colony of Colorado—Green City and its Prospects—  
A prosperous and Highly Successful Enterprise.

GREEN CITY, September 1.—Your well known and very commendable zeal in publishing Colorado, and encouraging the development of its resources, is my warrant for this letter, in which I desire to present to your readers at home and abroad, a few items of interest connected with this colony, and its headquarters, Green City.

In the spring of 1871, Messrs. P. B. Wills of Memphis, and D. S. Green of Denver, conceived the idea of founding a colony in Colorado, which should combine the double object of developing a new and rich country, and furnishing homes and a field of enterprise to a large number of people, who were then struggling for

<sup>1</sup>*Greeley Tribune*, December 6, 1871, p. 3.

<sup>2</sup>*Daily Rocky Mountain News*, February 25, 1872, p. 1.

<sup>3</sup>*Daily Rocky Mountain News*, September 6, 1872, p. 2.

a meagre existence in the older states. A careful examination of the claims of different parts of Colorado, resulted in the selection of a point twenty-seven miles below Greeley, on the Platte river, at which to build the colony town. This initial step being taken, these gentlemen proceeded, with a zeal and energy which would yield to none of the inevitable disappointments incident to such enterprises, to organize and set in motion the machinery by which the ultimate success of the scheme was to be wrought. Capital was enlisted, colonists were enrolled, and arrangements made for their cheap transportation to their new homes. On the 11th of April, 1871, the town site was formally entered, and the colony organization was completed by its incorporation, with T. M. Barna as president, R. F. Jackson, secretary, D. S. Green, general superintendent, and Messrs. P. B. Wills and J. Alex. Pace, superintendents of immigration and transportation. About the same time a ditch company was formed, with the object of constructing a canal to irrigate the lands adjacent to the town. The importance of this enterprise, both as an inducement to immigration, and to retain those who came, admitted of no delay, and a large force, consisting mainly of an advance guard of young men, come to prepare for those who were to follow, was put on at once, and in a short time seventeen miles of ditch had been dug, (reaching below the town) and, except for a few flumes and one deep cut, made ready for the reception of water. Steps have been taken to complete these unfinished parts without delay.

It would have been strange if, of the first arrivals, some had not been discontented; but what the refiner's furnace is to metals, the hardships and privations of a pioneer settlement were to the first immigrants. The weak minded and timid ones disappeared, leaving the resolute, earnest workers to lay the foundations of their own prosperity, as well as that of others. The first wavelets of the tide of immigration have been succeeded by a stronger swell, and the present influx taxes the capacity of the new town to its utmost, for even temporary entertainment. Between thirty and forty arrivals are noted within a week, comprising, besides farmers, mechanics, etc., several gentlemen of large means and wide influence. During the past four and a half months, not less than one hundred accessions have been made to the resident popula-



tion, while the number of these who have enrolled themselves and are only waiting to close up their business in the east to join the colony in Colorado, will swell the total to five hundred or more.

Green City, the nucleus of this enterprise embraces one section (640 acres) of land on a remarkably level plateau, a little back from the river, commanding a fine view of Long's peak, with a sketch of snowy peaks to the north. For nearer vista, the wide valley of the Platte, with its dark green meadows and scattered groves of cottonwood, with a background of green, rolling bluffs, forms a pleasant picture. Elevated and open, subtle miasma can find no lodgment; and, as in Denver, the light, loose character of the soil is an effectual warrant against the bane of all low countries—mud. Nature has certainly done her share in supplying so favorable a location. It remains now that good use should be made of it, and the wisely liberal policy adopted by the present officers, will, I think, operate strongly in favor of the future prosperity of the town. The prospective growth and success of Green City is based on its position, and the many side issues flowing from it. Its location is at the focal point of a vast and wonderfully fertile agricultural and pastoral region, including the wide slopes bordering the Platte, and the valley of the Kiowa and Lost Creek. The immediate river bottom produces an abundance of excellent hay, and the uplands furnish unlimited pasturage. The colony ditch will soon be extended so as to cover about five thousand acres more of very desirable land. A survey is in progress and work will be at once begun on the "Weldon ditch", which is to be fourteen feet wide, two feet deep and twenty-three miles long. This canal will water thirty thousand to thirty-five thousand acres of land on the north side of the river. The enterprise is in the hands of gentlemen of energy and means, who will undoubtedly be prepared to furnish water to all who need it next season. Of these latter lands, nearly six thousand acres have been already claimed by colonists.

All this country must be tributary to Green City, and although its commerce will be purely local, it will be sufficient to sustain a thriving town. These resources, in themselves intrinsic, only wait the developing power of an industrious population, a power already enlisted and speedily to be exerted. To add to



the flattering prospects of this highly favored locality, it has been decided that the Platte valley shall be the route for the Julesburg and Golden railroad, and official information has been received of the purchase of material and the early commencement of work. Thus with a cheap and rapid carrying medium, linking the interests of the colony with the greater, general interests of the territory at large, greater inducements can be offered, as the obstacles now presented to settlement are removed. Other railroad schemes have been inaugurated, in each of which Green City must form an objective point. If the present inhabitants of this embryo city may be taken as indices of the coming population, its social status will be far above the common. Intelligent high minded gentlemen, cultivated and attractive ladies, with a goodly number of irrepressible lads and lasses, make up a delightful circle, in which the most refined or intelligent may find pleasurable companionship. One of the young ladies, devotes a portion of every day to the instruction of children, lest their improvement should be retarded by the unavoidable absence of proper advantages. Among the first improvements projected by the energetic management, will be a commodious hotel and a school building.

I have just completed the re-survey of the town, and am now engaged upon the Weldon ditch. The foregoing notes are the result of observations extending over a space of four weeks. I have endeavored to present a candid view of the subject, and submit it to the interest of Colorado, trusting that under the efficient management of the present directors we may soon see this brave little colony on the high road to success, and another element of strength be added to our growing territory.

E. H. Kellogg, C. E.

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### SOUTHWESTERN COLONY.<sup>1</sup>

This colony, of which Green City is the town, is located on both sides of the South Platte river, fifty-five miles south of the Union Pacific, thirty-six miles north of the Kansas Pacific, and twenty-five miles east of the Denver Pacific railroads. The Julesburg and Denver Railroad, which is now in course of construc-

<sup>1</sup>*Hand-Book of Colorado*, Denver, 1872, pp. 111-115

tion, and will be completed in about four months, runs directly through the colony lands and the town.

There is a very large body of most choice agricultural and hay lands around this location, together with an abundant supply of water for irrigating and manufacturing purposes. The colony already numbers some five or six hundred, quite a number of whom are now on the ground.

An irrigating canal, twenty-two miles long, is about completed, and another, fifteen or twenty miles in length, has been incorporated, and will be built at once. Thus, under these canals, there will be homes and profitable industries sufficient to accommodate a large population. Stock raising is an important pursuit in this section. The herds nearby number some 50,000 head of cattle, besides several herds of sheep.

There is no initiation fee required in becoming a member of this colony. Membership consists in owning one or more lots in the town of Green City. The colonist is then entitled to take up his land and claim the water from the irrigating ditches at the customary rates of the Territory. This membership will also entitle him to special rates of transportation for himself, family and household goods from the States over the railroads to his destination. Indeed the rates effected are so exceedingly low, that, when compared with ordinary rates of travel, the lot costs the member nothing.

By provision of the Legislature the county will soon be divided, placing the colony in the new county of Platte, with Green City as the county seat.

A large and elegant hotel is to be put up at once. A good school is already in operation, and arrangements are being made to erect churches.

G. M. Barna, President; P. B. Wills, Vice President; D. S. Green, Superintendent; R. F. Jackson, Secretary; P. B. Wills and J. A. Pace, General Superintendents of Transportation and Immigration.



## MISCELLANEOUS COLONIES





## THE GEORGIA COLONY

[GREEN RUSSELL AND THE GEORGIA COLONISTS.]

<sup>1</sup>Green Russel, leader of the original Georgia Company that made the first gold discoveries in this region and the first settlement in Auraria—now West Denver—in 1858, has just returned at the head of a colony of Georgians and North Carolinians numbering one hundred and fifty persons. About two-thirds of the number are men and the balance equally divided between women and children. They reached Kit Carson last Tuesday and Wednesday, and from there secured transportation to the upper Huerfano, in Huerfano County, where they will locate and engage largely in the stock raising business. Mr. Russel is an experienced leader and his colonization enterprise cannot but be successful. His address is Badito, Colorado.

[EMIGRANTS FROM GEORGIA.]

<sup>2</sup>We learn from the Kansas City *Evening News* of recent date, that a colony of two hundred emigrants from Georgia had arrived in that place *en route* for the upper Huerfano. The leader of this colony is Mr. Samuel Patterson, who has resided in Huerfano County for something over a year past. His experience in our Territory satisfied him so well that his favorable representations have induced his friends and neighbors to the number above stated to try their fortunes in our midst. Mr. Patterson is the father of Mr. J. Decatur Patterson, of Huerfano County, long and favorably known through this part of the Territory by the name of "Cate" Patterson. This colony is the advance guard of not less than four hundred more who are preparing to come out in the fall and settle on the upper Huerfano.

[GEORGIA SETTLERS NOT ON COOPERATIVE BASIS.]

<sup>3</sup>The Georgia emigrants of whom mention was made in last week's Chieftain, have arrived at their destination. They do not

<sup>1</sup>*Daily Rocky Mountain News*, April 14, 1870, p. 4.

<sup>2</sup>*Colorado Chieftain*, April 14, 1870, p. 2.

<sup>3</sup>*Colorado Chieftain*, April 21, 1870, p. 3.

purpose to settle in a body, or go upon the co-operative plan. Each head of a family will select his own home and be independent of all the others.

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### ANOTHER COLONY<sup>1</sup>

The vanguard of a party of one hundred and five persons, men, women, and children, from Atlanta and other parts of northern Georgia, under the leadership of Mr. Samuel Patterson, arrived by the Kansas Pacific train this morning. They propose to settle somewhere in Colorado, and while their locating Committee are hunting a favorable point, the party will "camp out" in the neighborhood of Denver.

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### THE GEORGIA COLONY<sup>2</sup>

Yesterday the colony was encamped on the hill just opposite the depot, and attracted considerable attention. They numbered in all about 125, including some fifteen families. Mr. Ford, with accustomed generosity, gave them a free dinner, and during the afternoon Rev. T. R. Slicer and members of his congregation, went down to hold meeting, but the threatening rain prevented. Mr. Patterson, the leader of the colony, has arranged for transportation, and they will go south on Wednesday. They will settle on the Huerfano and will engage in farming and stock raising. The members of the colony are from northwestern Georgia and western North Carolina. They started from Cleveland, Tenn., on Tuesday last, and reached here Saturday morning. . . .

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### ["GEORGIA COLONISTS" IN CAMP IN DENVER.]

<sup>3</sup>The Georgia colonists are still looking for a good location. It is not made public, as yet, whether they have fixed upon any section or not. In the meantime, the colonists are living in camp life near the depot, and are waiting patiently for a place to settle.

<sup>1</sup>*Denver Daily Tribune*, April 15, 1871, p. 4.

<sup>2</sup>*Denver Daily Tribune*, April 17, 1871, p. 4.

<sup>3</sup>*Daily Rocky Mountain News*, April 19, 1871, p. 1.

## [CARD OF THANKS FROM GEORGIA COLONISTS.]

<sup>1</sup>Mr. Samuel Patterson, captain of the Georgia colonists, who have for several days been encamped near Denver, addresses to us the following card of thanks:

“On the part of the party of colonists whom I am conducting to Huerfano County, Colorado, to settle, I wish to thank the people of Denver for the many favors shown us since we arrived here on Saturday. Mr. B. L. Ford showed himself a friend to the weary and sick, by ordering an abundant supply of soup and a dinner on Sunday; Dr. Dickinson gave our sick medical services gratis; the Christian people came to talk on religious subjects, and every one who met us—especially the business men—took great pains to assist and make our way pleasant.”

<sup>1</sup>*Daily Rocky Mountain News*, April 21, 1871, p. 1.



## PLATTEVILLE.

### PLATTE RIVER LAND COMPANY<sup>1</sup>.

Organized, May 27, 1871,  
Under the General Incorporation Laws of Colorado.

B. F. JOHNSON, President and Managing Agent, Platteville, Col.

Gen. JOHN PIERCE, Vice President, Denver, Col.

Wm. N. BYERS, Secretary, Denver, Col.

B. F. JOHNSON, Platteville, Col.,	}	Trustees.
JOHN PIERCE, Denver, Col.,		
WM. N. BYERS, Denver, Col.,		
WM. A. BUTTERS, Chicago, Ills.,		
H. J. GOODRICH, Chicago, Ills.,		

COL. C. N. PRATT, General Agent National Land and Migration  
Co., Chicago, Ills.,

Passenger and Transportation Agent of the  
Company.

JAMES CHERRY, Geologist and Consulting Engineer, Chicago, Ills.

ALBERT JOHNSON, Surveyor, Georgetown, Col.

AVERY & GOODRICH, Chicago Agents of the Company,

H. J. GOODRICH, Chicago-Secretary.

### PROPERTIES.

The Platte River Land Company purchased of the Denver Pacific Railway and Telegraph Company, May 27, 1871, several thousand acres of the most desirable land belonging to that grant, in the valleys of the South Platte and St. Vrain rivers. Interspersed throughout this land, and contiguous to it on all sides, are parcels of government land, equally as good, which is open to settlement and the acquisition of title under the homestead and pre-emption laws of the United States. All of this land is easy of

<sup>1</sup>Pamphlet, 24 pages, printed by "News" Printing House, Denver, Colo.



irrigation, free from marsh, roots and stones, and ready for the plow. In evidence of what it will produce, the reader is referred to extracts from various disinterested authors compiled in these pages.

#### OBJECTS.

The designs of the Company are,

*First*, To make a profit upon the investment in a fair and legitimate way.

*Second*, To secure pleasant and desirable homes for some of its own members.

*Third*, To aid and encourage the building of a prosperous town, and the formation of a flourishing settlement around it, all the citizens of which may improve their worldly possessions and happiness.

#### PLANS.

To secure pleasant and comfortable accommodations for visitors; to establish facilities for trade with the people of the surrounding country; to dig ditches for the purposes of irrigation upon the town site, and for the farming lands upon all sides, and to bridge the rivers for the accommodation of all parts of the neighborhood. In this latter, the county will assist. There will be no expense for road building, except in approaches to the bridges, as the natural surface of the country affords good roads everywhere. Whatever revenue may be derived from the sale of lots, is to be devoted to carrying out these objects and plans, and to beautify the town site.

#### PLATTEVILLE

Is the name chosen for the town. The site is central to the lands described; on both sides of the Denver Pacific Railway, thirty-five miles north of Denver, and on the east bank of the Platte river—the beautiful, wooded and verdant valley of which it overlooks for many miles above and below. The western front is about twenty feet above the river, from whence it rises gradually and evenly to the eastern side, which is one hundred and twenty-six feet above the stream; thus affording to all parts of the town an unobstructed view of the beautiful landscape and magnificent panorama of mountain scenery to the westward. On the opposite side of the Platte comes in the Saint Vrain; the course of

which, with its tributaries, can be traced by their fringes of trees, until lost in the mountains twenty miles distant. Thence the mountains rise ridge above and beyond ridge until they culminate in the cloud-piercing Snowy Range, visible for two hundred miles to the right and left—the central figure, towering and massive Long's Peak, which rises 15,250 feet above the sea. The mountain slopes are dense and dark with forests of evergreens, whilst the summit beyond is ever brilliant in its mantle of snow. The world has no finer view.

The town is laid off into wide streets, and large lots. No grading will be required. A wide space along the railway is to be adorned with trees, and several squares are appropriated for public parks. The irrigating canal to supply the town, running near its eastern and highest boundary, will furnish facilities for fountains and reservoirs in all parts of the town. In this climate only water and the rudest cultivation are necessary to produce the most wonderful results in the growth of vegetation.

Adjoining the town is an inexhaustible quarry of excellent building stone, which is now being worked for local demand and shipment to Denver and other points. An excellent coal mine, less than a mile from town, is also extensively worked for home sale and shipment. Excellent brick clay and beds of fire clay are found near by. There is considerable timber along the Platte, and inexhaustible supplies in the mountains twenty to forty miles away. Lumber comes from the mountain slopes, and by railway from north and south.

The opportunities for profitable agriculture are unexcelled, and an idea of results may be gained from the annexed extracts. So of stock raising, wool growing and butter and cheese making, all of which find mention hereafter. No portion of Colorado offers greater advantages, or more encouraging inducements for engaging in any of these industries, than does PLATTEVILLE and its neighborhood.

The famous GREELEY COLONY, located in May, 1870, is seven-teen miles north of Platteville, and on the same railway.

The CHICAGO-COLORADO COLONY, located in April, 1871, bounds the Platteville tract on the west; its town Longmont being fourteen miles distant.

The SAINT-LOUIS WESTERN COLONY bounds it on the north, the town, Evans, being thirteen miles distant.

The MEMPHIS-SOUTH-WESTERN COLONY, and Green City, are located twenty-five miles eastward.

Newspaper readers must all be more or less familiar with the rise and astonishing progress of these colonies. All are flourishing and successful. Platteville cannot be out of the way in the midst of them with equally as good land, greater water supply and claiming superior natural advantages.

Settlers who locate upon the vacant government land have to pay no royalty or tax to the Company for the privilege. Those who choose to buy land of the Company, or of the railway, will get it at reasonable prices and upon easy terms. Those who invest in town property will have the satisfaction of knowing that the largest share of the money they pay is to be expended for the general improvement of the property and beautifying of the town itself.

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(From the Star of Empire, April, 1870)

What it Costs to Make a Farm in Colorado, and How it Pays.<sup>1</sup>

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[Seven paragraphs omitted.]

The following extracts are from a circular issued by the National Land Company, to be used in answering the many inquiries received relative to Colorado, its resources and advantages:

#### THE TERRITORY.

Colorado is bounded north by Wyoming, west by Utah, south by New Mexico, and east by Kansas. Its latitude is from 37° to 41° north. The eastern one-third is plain, or rolling prairie land; the western two-thirds mountainous, interspersed with thousands of valleys, great and small—abundantly timbered, and abounding in precious and common minerals, salt, oil and medicinal springs.

#### SOIL.

Everywhere that there is soil—which is all of the plain country and most of the mountains—it is wonderfully productive, and well adapted to agriculture wherever water can be secured for irriga-

<sup>1</sup>The section omitted, two and one-fourth pages in length, is the same as the section headed "Farming in Colorado" in Chicago-Colorado Colony pamphlet of July, 1871; supra pp. 144-146.

tion. Some seasons this is unnecessary, but the prudent, thrifty farmer should always be provided with facilities for watering his crops. This soil has been made from the denudations of the mountains through countless centuries; carried down by the action of the elements upon their sides, into the valleys and out upon the plains; not entirely decomposed, and retaining the salts, alkalies and all the enriching elements of the various rocks, which remain measurably dormant and unwasted until released by the plow and irrigation to nourish growing crops. Naturally it is all superior grass land, producing the bunch, gramma and other grasses peculiar to dry countries. Upon these natural pastures flocks and herds live and thrive the year round, never requiring to be fed, and always keeping fat.

The mountain valleys, varying in altitude from 6,000 to 10,000 feet above the sea, are very fertile, and produce abundantly all crops suited to their elevation. The most important of these are the North, Middle and South Parks, which have been famous since the first explorations of the Rocky Mountains by trappers and traders a generation ago. The San Luis and Arkansas parks are almost as extensive. These valleys and mountain sides up to eleven and twelve thousand feet above the sea level, are covered with luxuriant grass, except where the timber growth keeps it out. Less irrigation is required than upon the plains.

## CLIMATE.

The most striking peculiarities of climate are exceeding dryness; almost perpetual sunshine; total absence of miasmatic vapors, and sultry, sweltering days or nights; tonic, exhilarating air of wonderful transparency. The following table shows the most important climatic features of the last twenty-two months:

	Temperature.			Rain & Melted snow.
	Highest. Degrees.	Lowest. Degrees.	Mean. Degrees	
December, 1869.....	---	---	-----	.34
January, 1870.....	60	5	29.4	1.15
February, 1870.....	64	1	33.5	1.70
March, 1870.....	67	-8	32.7	.70
April, 1870.....	80	16	48.1	2.80
May, 1870.....	86	40	56.1	.35

June, 1870.....	94	48	68.2	.52
July, 1870.....	98	53	74.2	.51
August, 1870.....	97	45	64.8	.12
September, 1870.....	89	40	60.1	2.85
October, 1870.....	83	27	47.8	.68
November, 1870.....	68	20	41.8	.54
December, 1870.....	60	-18	23.	.73
January, 1871.....	67	6	34.5	.46
February, 1871.....	66	13	38.5	.23
March, 1871.....	67	10	46.	1.81
April, 1871.....	80	25	50.1	1.01
May, 1871.....	86	42	65.2	2.56
June, 1871.....	97	56	74.9	.05
July, 1871.....	97	58	78.	.51
August, 1871.....	95	54	75.2	.27
September, 1871.....	86	45	66.5	1.18

The total amount of rain and melted snow for the twenty-two months, is seen to be 21.07 inches, and for the year 1870, it was 12.65 inches. The average per year is believed to be from fifteen to eighteen inches. The fall of snow in 1870 was 48.20 inches, which would give about five inches of water. The years 1870 and 1871 were both unusually dry, and December was the coldest month since the settlement of the country.

#### HEALTHFULNESS.

Residence here has unquestionable rejuvenating effects. Many diseases common to most parts of the States are unknown; among them ague, in all its various forms; some of the fevers, and "milk sickness." Contagious diseases are slight in their effects and very rarely prove fatal. The worst cases of asthma are soon cured. Catarrh is almost unknown. Throat and lung diseases, unless deeply seated, are greatly relieved, and often cured. The diseases most common to the country are a slow type of typhoid fever (commonly called mountain fever), and inflammatory rheumatism. The first is an acclimating disease, and the latter is generally contracted in the mines of the mountains, from working in water or under ground, and is relieved by coming down upon the plains. Hopeless cases of consumption should not come here. The strain upon badly diseased or partially destroyed lungs to



withstand the larger volume of more rarified air, overtaxes and hastens their destruction. At earlier stages the same cause may effect speedy and permanent cure.

#### RESOURCES.

No other state or territory of the union has such varied and wonderful resources as Colorado. In its first settlement no one counted upon anything but gold. Five years later silver was found, and until recently it was universally conceded that the mining of those metals would always be the first and only resource of importance. Now they are looked upon as only relatively so; that vast and extensive as those interests are, and must ever be, they are only stimulants and supporters of other interests that rival them in importance.

#### AGRICULTURE.

Agriculture made slow progress in the early settlement of the country. The dry, dusty plains were uninviting to all and discouraging to the husbandman. Experiment, patience and industry have proven that no part of the world can excel the crops of grain and vegetables here produced. The farmer's occupation has become one of the most lucrative and most certain in the country. The average yield of crops, taking the country over and one year with another, is found to be—wheat, 28 bushels; corn, 25; oats and barley, 35; and potatoes 100. With especially careful culture, exceptional crops are not uncommon, of wheat, 60 to 75 bushels; corn, 100 to 125; oats, 80 to 125; barley and rye, 40 to 60; potatoes, 200 to 300; onions, 500 to 600; cabbages, 20 to 30 tons; and sugar beets 150 to 175 tons to the acre. All kinds of garden vegetables, root crops, melons, etc., produce abundantly.

The soil everywhere, except in the low bottoms near large streams, is very easily plowed. A pair of horses with a common steel fallow plow, easily turn over the prairie sward and it crumbles up as mellow as an old field. Irrigation is not near the task, either in labor or cost, that it is popularly supposed. In a series of years its total expense will not exceed two dollars per acre per annum for the ground cultivated, whilst its advantages are many fold; enriching the ground, increasing the yield, and insuring the crop.

## STOCK, WOOL AND DAIRY.

Stock-raising and wool-growing interests have, with rapid strides, grown to giant proportions. It was only natural that they should when it became known that almost without labor and with little risk, money could be made to pay therein an average of one hundred per cent. or more per year. Reliable statistics give the increase of sheep at over one hundred per cent., and cattle over eighty per cent. per year. The expense for taking care of sheep is put down at twenty cents and cattle one dollar and a half per head per annum. Both find their own food and shelter all the year and never require feed. The average production of a number of dairies was found to be \$46.50 for each cow milked; the reports ranging from \$27.22 to \$67.50 per cow. The cows lived mainly upon the prairie having partial feed in the winter where the range was restricted.

## MARKETS.

Following the discovery of gold and silver came the finding of copper, lead, iron, coal, marble, gypsum, alum, nitre, fire-clay, and, indeed, almost every mineral substance of which man stands in need. All these things require labor for their extraction and transformation into forms for use. Connected with them are the largest industries of the country. For every person engaged in any of the various kinds of farming, there are at least half a dozen employed in trade, mining and consequent labor. They are non-producers of articles of subsistence and must be fed by the farmer. It is the best market in the world, and must grow with the development of the mining interests. There is no danger that it will ever be glutted or overstocked.

## A SUMMER RESORT.

Pleasure-seekers can find no more pleasant resort in the world to spend the hot weeks or months of summer than in Colorado. Her mountains excel those of Switzerland; her charming valleys are in the proportion of a hundred to one, doubly enchanting in their primeval loveliness; her great mountain-rimmed parks have no peers, and her lakes, water-falls and laughing streams are beautiful as any. Any climate can be found; in warm, sunny valley, on cool mountain slope, or with perpetual frost and ice on the summit of the snowy range. "Camping out" along the trout

streams and lakes, or in the deer and elk pastures, with the sport they give, may be safely set down as among the most rare of earthly pleasures.

(From the Chicago Tribune, Oct. 24, 1870.)

AGRICULTURE IN THE "GREAT DESERT."

In an article a few days since, on "The New West," we considered briefly the certain future of the plains of Colorado as the great grazing fields of the United States, whence our supply of animal food, of wool, and of hides is hereafter to be drawn. Of this result, no reasonable man who has ever visited that part of the country can doubt for a moment, and the facts in the case are such that no one who gives them a candid consideration can come to any other conclusion. The character of the whole region, level as to the whole, and yet high and undulating as to the surface of its parts: the salubrity of its climate, free from all miasmatic influences, giving always most healthful "entertainment for both man and beast"; the peculiar herbage with which nature has covered it, which is grass in early summer, and hay in fall and winter, always sweet and nourishing, and sufficient food for cattle without other fodder all the year round; the mildness of its winters, which renders shelter for animals unnecessary; and, finally, its want of water, which precludes its use for cultivation for many years to come, if not always, show, both negatively and positively, that it is specially adapted to be the great cattle and sheep range of this country, and, in its natural condition, is fit for nothing else. It should be understood, however, that there is one portion of the plains admirably adapted for agricultural purposes. Along the base of the Rocky Mountains, from about Cheyenne, on the north, to Colorado City, on the south, is a belt of country, about 250 miles in length and 75 miles in width, containing not less than 10,000,000 acres, which differs from the pastoral plains lying east of it, inasmuch as it is immediately adapted to support a large agricultural population, which the latter is not. It lies near enough to the mountains for settlers to avail themselves of the abundant supply of coal, timber, iron, lime, and building stone, which the mountain ranges afford; its soil is rich in all the elements of fertility, needing water only to bring them into activity, and it is intersected with a multitude of

rivers and streams from which that supply of water can be drawn. Colorado is, in fact, divided into three distinct sections, each the complement of the other, and the three together combining to make it the richest region on this continent, if not in the world. First, its mountain ranges, full of the precious and useful metals; second, this belt of country along their eastern slope, and, third, the wide extent of plain still further east, for the use of a scattered pastoral people, with an almost unlimited breadth of pasture land, capable of supporting innumerable flocks and herds.

To make the middle region available for an agricultural population, irrigation is absolutely necessary. To many Eastern farmers, this doubtless seems a formidable obstacle. Yet the same men would not be in the least appalled if told that the richest farming lands in the world awaited their occupation, to be had at a low price, but requiring, before they could be brought under cultivation, that they should be cleared of timber or drained of superfluous moisture. They would undertake the settlement of such lands with the utmost alacrity, counting it nothing that, with the arduous labor of ditching and under-draining swamps and the clearing of forests, they would be compelled to pay also the heavy penalty of shattered health, at least for two or three seasons, and an average of probably not less than one death in every family of new settlers. Now the fact is that irrigation is easier than draining; that this region in which it is indispensable before the soil can be brought under cultivation, is not only healthful for those who are well, but health-giving to the invalid; and, when the magic influence of water is brought to bear upon a soil abounding in every other element of fertility, its returns are absolutely certain and rich in quality and quantity altogether beyond the experience of the Eastern farmers in the States, and doubtless to many of them almost beyond belief. This is a matter, not of speculation or conjecture, but of figures and experience. Wherever irrigation is possible, the question of productiveness is settled. A glance at any good map of Colorado will show that the middle belt, as we have termed it, is pierced by many rivers and streams running down from the mountains, whose fountains are in snows and rains as inexhaustible as the hills are everlasting. These rivers run through the plains with a fall of from ten to twenty feet to the mile.



Taking the base of the mountains, then, as a starting-point, it is evident that all the lands capable of being irrigated from these streams can command sufficient fall of water to cover any given area. By turning the requisite quantity of water into a canal, or series of canals, and thence again into still smaller rivulets, held under control by the simplest sluices, every foot of that area may be covered at pleasure with water, to be cut off the moment it is no longer needed, to be used or disused according to the needs of the growing crops. The smaller stream-beds which a farmer carries along and through his fields are inexpensive, in fact little else than plow furrows which any man can make as he needs them with his own team and labor. The main canals, of course, are comparatively expensive, according to their length and first cost, but an expense easily borne, where settlements are made by colonies, and a light tax laid upon the land for the use of the water. No other engineering is needed than a survey to secure the requisite fall at a sufficient distance; all the rest is the simple digging of a shallow and narrow ditch, with the requisite number of smaller ditches running from it. Thus, at Denver, the Platte is running in limpid rivulets through the streets, the surplus finding its way, after the work of cleansing, fertilizing, or whatever other use the water may be put to, back again to the parent stream. Now, the system is feasible for the whole of the region we are considering, and is absolutely simpler work than ordinary drainage, and, indeed, is necessarily so, in just so much as it is easier to turn a surface stream upon lower land than it is to ditch and drain away the moisture and the unknown springs hidden beneath the surface to some lower land. To an American, irrigation seems formidable, because it is something to which he is unaccustomed, and of which he has no practical knowledge. The "Heathen Chinees" would tell him that there could be no good and profitable farming without it, because he and his fathers have depended upon it, and by it have made China the Flowery Kingdom for above five thousand years. Governor McCook, of Colorado, in an address before the Colorado Agricultural Society, at its Fair, a few weeks since, in Denver, gave, as the average yield per acre of the irrigated lands of the Territory, 38 bushels of wheat, 58 bushels of oats, 150 to 200 bushels of potatoes, and 30 bushels of beans. But there were



on exhibition at this fair, 93 measured bushels of wheat raised on a single acre; 232 bushels of "English Excelsior" oats raised on four acres, and 166 bushels of "Black Swedish" on two acres; 1,000 bushels of potatoes grown on three acres, 54 of which made a measured bushel, and weighed  $59\frac{1}{2}$  pounds; 1,000 bushels of onions, started in hot beds and grown afterward upon a single acre. The two statements, showing what may be done by ordinary, and what may be done by extraordinary, effort, are evidence enough of the fruitfulness of the land. That farming in such a country must be as profitable an employment as residence in a region four or five thousand feet above the sea, where there is little moisture except that coming from running streams, must be healthful, needs no demonstration when it is remembered how many miners there are in the mountains who produce no food; that there will soon be more, and that, in the markets of the world, the farmer who can raise three times as much wheat to the acre as his competitors, has two bushels to spend for freight before competition really begins.

#### GREELEY UPON GREELEY.

(The following short extracts are from the report of Hon. Horace Greeley after his visit to the Greeley colony in the summer of 1870:)

A rich, deep soil, free from bog, stick, stump, or stone, very easily broken up and tilled, and requiring only water to render it abundantly and surely productive. All these, with a pure, bracing atmosphere and remarkably healthy climate.

\* \* \* \* \*

Wood and timber abound on the lower hills and in the gorges of the Rocky Mountains. \* \* \*

The mines of Colorado will consume all the grain and vegetables that can be raised in that territory for the next hundred years; and, besides, the rancheros or cattle growers of the plains are every day increasing in number, while not very likely to fall away in appetite. Few of them grow grain, for want of irrigation, but all are glad to help to eat it. I judge that the price of most grains and vegetables will range as high here in the average as in our state or New Jersey.

## EXPERIENCE AT GREELEY.

(From President Meeker's correspondence to the New York *Tribune*, dated Greeley, Colorado, November 16, 1870.)

The Locating Committee traveled thousands of miles, having the whole West to choose from, and they finally selected the valley of Cache la Poudre, in Colorado, half way between Cheyenne and Denver, and on the Denver Pacific Railroad. They made the selection in April, 1870, and, in preference to all other locations, whether attainable or not, for the following reasons:

1. Healthfulness.
2. Rich soil.
3. Proximity to iron, wood and coal.
4. Strategic position in regard to railroad lines in the future.
5. Beautiful scenery.

After a residence of nearly six months, it is found that the country is entirely exempt from agues and bilious diseases of all kinds, and it is the universal testimony of our people that they like the climate better each day.

It was impossible to do much at cultivation before the middle of June, when something like 100 acres were planted, and the result was in the highest degree satisfactory. So large and uncommonly fine were the potatoes, beets, turnips, and other vegetables, that specimens grown by our people have been sent to New York city and placed on exhibition, challenging the most successful cultivators of the East. The yield of wheat in Colorado is far beyond that of the choicest wheat-growing regions of the States, while the quality of the flour is so superior that a comparison would hardly be proper.

\* \* \* \* \*

The scenery presented by the majestic foot-hills; the mountains dark with pine, and the lofty snowy range beyond, give us the most magnificent views in the world. Ladies of the most refined taste, and of the highest culture, who have traveled far, both at home and abroad, are forever enchanted with the changing mountain views, from purple to silver and to gold, and the atmosphere of balm is inhaled with perpetual delight.

(From the Rocky Mountain News.)

COLORADO.

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The Dairy Business,—Its Inducements and Advantages.

For the production of butter and cheese, Colorado offers most excellent advantages. It possesses in a remarkable degree all the requirements of a dairy country. The native grass is rich and nutritious, and for the making of milk, as well as flesh, is equal if not superior to the clover and timothy of the east. The water is pure and cold. The absence of extreme heat in the summer, combined with the coolness of the nights form a climate unequalled for the purpose named. The extensive pasturage which exists, and which for years will be almost unlimited; the fact that cows can live during winter without hay; the strength and nutritiousness of our upland hay, if cows are fed; the profusion which our soil produces all kinds of roots which are adapted for winter feed for new milch cows;—all these are items which the farmer will recognize as of the highest advantage, and all these Colorado possesses in the highest degree. If to these be added a certain home market, together with a foreign market, at which butter can be sold at all seasons with a profit, there is no reason why dairying, profitable in all countries, should not be especially so in Colorado.

While this fact can be demonstrated by figures it should be noted that dairying has not yet reached any great extent or care as a distinct business. A great deal of butter has been made and that of very superior quality, but in most, and we believe in a majority of instances, dairying has been combined with the stock business. Where calves are allowed to run with the cows for two, four or six weeks, the number of pounds of butter which a cow will make during the season will be very much reduced. This is one item, and there are others, such as a lack of thrift and care; the want of attention to cows; the allowing them to go dry too early in the season, and much waste, all of which might be noted as calculated to reduce the average of the number of pounds of butter which a cow will produce. In short, dairying has thus far been carried on very recklessly, and yet it has been immensely profitable, as we can show from a few scattering notes collected in the fall of

1869 among some of the northern valleys. We mention no names, but the following table will give some idea as to what was done that season:

No. of Cows.	Total lbs. Butter.	Av. lbs. per Cow.	Av. price per lb.	Av. per Cow.
29	3800	131	51	\$66 81
25	3000	120	37½	55 00
20	2000	100	---	-----
*20	1700	85	45	38 25
22	2500	125	---	-----
12	1200	100	45	45 00
16	1600	100	---	-----
10	1250	125	---	-----
16	2400	150	45	67 50
10	945	94½	42	39 69
10	650	60½	45	27 22
20	2000	100	47½	47 50
35	3150	90	---	-----
28	2100	75	---	-----
15	1500	100	---	-----

\*For four months.

Taking the footings of the above and striking an average, it gives a gross value of about \$46.50 per cow.

We have two other illustrations which are more accurate; figured more closely, and a better showing of what a dairyman can do. The figures are as follows: Eighteen cows from January 1, 1869, to December 1, 1869, yielded 2,376 lbs. of butter, or an average of 132 lbs per cow. This sold at an average price of 48¼ cents, giving a total of \$1,146.42, or an average of \$63.69 per cow. In addition, the calves brought \$12 each, and an average of \$4 worth of chickens per cow were raised upon the sour milk giving a total yield of \$79.94 per cow. The expense was figured as follows: Help, (estimated at) \$600; salt, \$19; 7½ tons hay, \$75; bran and feed, \$30; total, \$724; average per cow, \$40.22—leaving a net profit per cow of \$39.72.

Another instance is as follows: Ten cows, 1,400 lbs.; average, 140 lbs. per cow; average price, 48 cents; total per cow, \$67.20.

These cows were purchased early in the spring at \$55 each, and their calves brought \$12.50 each.

Regarding cheese making, we have not sufficient data to present any figures at the present time.

The market demand for butter has always been as great or greater than the supply. The average price during the last two years has been 40@50 cents per pound; higher, we believe, than during the previous season. For the present, at least, the home demand will increase in an equal ratio with the supply; but if ever the home market becomes overstocked, it can be shipped to California and other markets in refrigerator cars and sold at a profit. Fresh roll butter in San Francisco market is now quoted at 55@65; Eastern, 25@35. Colorado can place butter in the San Francisco and other California markets, which, at present quotations, should command at least 40 cents. Freights by the car load would be from three to four cents per pound.

#### PROGRESS OF COLORADO.

In regard to the general progress of Colorado, Ex-Gov. Bross, of the *Chicago Tribune*, dated in the fall of 1870, speaks as follows, in a letter to that paper: The opening of the Denver Pacific Railway to Cheyenne, giving the territory a direct connection east and west by the Union Pacific road; and the completion within the past few weeks of the Kansas Pacific road, giving a direct line eastward by several roads from Kansas City, will have a marked effect upon the rapid development of Colorado. Within the next two years it is claimed that a road will be opened up Clear Creek to Georgetown—the very heart of the rich mineral deposits, that even now are yielding more generous returns than ever before. New and most promising discoveries are made almost every month, and the tunneling of these metaliferous mountains is progressing with the most gratifying results. New and improved processes of reducing these refractory ores have also greatly stimulated the production of the precious metals, and it may safely be asserted that mining is now placed upon a permanent and most hopeful basis.

“Five years ago, on his first crossing ‘the plains,’—as that vast country between the Missouri river and the Rocky Moun-



tains is commonly but not very correctly, designated—the writer became convinced that the region in which millions of buffalo could for ages live and grow fat, must, in the no distant future, become the great meat-producing section of the continent. The fact was published, and used in lectures scores of times. Little did he think that the prediction—for then it seemed to many to be but a wild fancy—would so soon be realized. Had the Indians of the plains, five years ago, been made ‘permanently peaceable.’—let those afflicted with sentimental nonsense inquire of the people of the territories, and of the writer, privately, how that can be safely and surely done—Colorado would now be sending tens of thousands of the finest cattle to the markets of the country. Her vast rich plains, and her magnificent parks and mountain valleys, are practically exhaustless in their capacity for the rearing of stock. Of wheat—a better quality cannot be found anywhere—and of other farm products, Colorado now has a large surplus. Taking her vast mineral and immense agricultural resources, her health-giving mineral springs, and her magnificent mountain scenery—sure to attract thousands upon thousands of visitors from all parts of the world—the stimulus which the opening of her railways will give her, and the hardy and intelligent, thrifty and enterprising population now there and going there in great numbers, no one can doubt that Colorado is soon to become one of the most influential, wealthy, and prosperous States in the Union.”

(From the Rocky Mountain Daily News, Oct. 1, 1870.)

Extracts from the Address of Gov. McCook, before the Colorado Agricultural Society, Friday, September 30th, 1870.<sup>1</sup>

\* \* \* \* \*

[Nine paragraphs omitted]

(From Grace Greenwood's letter to the New York Times, dated Denver, October 4, 1871.)

COLORADO FAIR.

The buildings devoted to farm products and mineral specimens, were always crowded, and were to me by far the most interesting departments. I had seen elsewhere as grand-looking

<sup>1</sup>The section omitted is practically the same as that part of Governor McCook's address reprinted in pamphlet of Chicago-Colorado Colony, July, 1871; *supra* pp. 151-155.

An excerpt from the *Rocky Mountain News* of November 30, 1870, headed "A Perfect Day," is also omitted; it may be found *supra* p. 157.

stock, but nowhere had I ever beheld such immense, such Brob-dignagian vegetables. Think of early potatoes, sound and sweet to the core, weighing six pounds apiece! Consider a turnip, weighing twenty-two pounds! Bring your mind up to a cabbage of fifty pounds! Shudder before an awful blood-beet of sixteen pounds, and make obeisance before a pumpkin actually weighing 130 pounds! I really reverence that pumpkin, that mountain avalanche of summer sunshine. I would make a pulpit of it, or the platform of a Woman's Rights Convention, or put it to some other sacred and dignified use. Think of Spanish cucumbers by the yard, and wheat, oats and barley more than six feet tall. You need not be surprised to have a Colorado friend write to you from his ranche in this wise: "Sitting in the cool shade of a stalk of barley growing by my door."

(From the Colorado Real Estate Register.)

#### PLATTEVILLE.

The newest town in Colorado is located thirty-five miles north of Denver, on the Denver Pacific Railway. The town is laid out on what we term the "second bottom," and extends back up a gradual slope, so that the eastern portion is some seventy-five feet higher than the western; the streets are wide, with parks laid out throughout the town, and the irrigating ditch, not yet completed, will come from the Platte twenty miles above, and is capable of irrigating the whole of the town and surrounding country.

The lots are large, 50x165, and on the outskirts of the town one-half and acre lots for residences.

The view of the mountains from this point cannot be excelled in Colorado—with Long's Peak due west of it, and the great Snowy Range north, as far as the eye can reach, and also south, reaching far beyond Pike's Peak, which is one hundred and twenty-five miles south, presents to the view one of the most glorious mountain views that can be found.

The soil is fertile, and up and down the Platte river farms of the richest kind can be found, raising from thirty to sixty bushels of wheat, barley and rye, and fifty to one hundred bushels of oats; potatoes to an amount unheard of in the East, and vegetables that would make the eyes of the gardeners of the East stare.

(From the Chicago Standard, August, 1871.)

THE PLATTE RIVER LAND COMPANY.

This company has purchased several thousand acres of land in Colorado on the Denver Pacific Railway. B. F. Johnson, the President of the Company, is well and favorably known in Chicago as a man of integrity and business skill and energy. The directors of the company are John Pierce, Vice President of the Denver Pacific Railway; Wm. N. Byers, manager of National Land Company of Denver; Wm. A. Butters, H. J. Goodrich, C. N. Pratt, and James Cherry, of Chicago, all well known as responsible men, who will carry successfully through whatever they undertake. We can indorse the men at the head of this enterprise, as well as the enterprise itself. H. J. Goodrich, 125 Dearborn street, Chicago, is the Chicago secretary of the company.

We may add that this company has secured homes for a number of families under the homestead act, and will gladly render any needed assistance to those who may be seeking government lands. Any who contemplate settling in Colorado, will do well to consult with some of the officers of this company.

(From the Chicago Standard, September, 1871.)

PLATTEVILLE, COLORADO.

A few weeks ago we made allusion to the Platte River Land Company of Colorado, which article we reproduce below. We are now informed by B. F. Johnson, the President of the Co., that he expects to return to Plattville in a few weeks to commence an irrigating canal some thirty miles in length, erect a hotel and bridge the Platte river. Also that he expects to build a residence for himself, where he expects to take his family when it is completed.

After satisfying ourselves in regard to this new town and the resources of the surrounding country, as also the plans intended to be carried out by the parties having hold of it, to make it one of the most beautiful and successful enterprises in the West, we have purchased a small interest in it. We state this fact that our friends may know why we seem to take so lively an interest in this new Eldorado near the base of the Rocky Mountains, where, on account of its salubrious climate, so many go to recuperate their broken down health.

Persons desiring to secure government land under the home-stead act in the vicinity of Platteville, or of obtaining any information in regard to this new enterprise, can do so by calling on Col. H. J. Goodrich, at the office of the company, No. 125 Dearborn street, or on Wm. A. Butters, Esq., No. 11 Randolph street, who are the Chicago Trustees of the company.

(From the Chicago Real Estate and Builder's Journal, Sept.  
30, 1871)

The Platte River Land Company, of Colorado, have a branch office at 125 Dearborn street, rooms 7 and 8, where facilities will be extended to parties wishing to locate in that very desirable section of country. The town of Platteville is a central point, located on the line of the Denver Pacific Railway, thirty-five miles north of Denver, about midway between Denver and Greeley. The site is a commanding one on the banks of the beautiful Platte river, and is surrounded by a very fertile and productive country, which is rapidly filling up by parties from the Eastern States, who have been attracted there by the extreme healthfulness of the climate coupled with the abundant productions of the soil. Wm. A. Butters and Henry J. Goodrich, are Chicago Trustees, B. F. Johnson, of Platteville, is President, and Wm. N. Byers, Esq., and John Pierce, late Vice-President of the Denver Pacific Railroad, are Denver Trustees. A few hundred dollars invested in Platteville will lead to a fortune. The Platteville Hotel will be finished this fall. Also, an irrigating canal thirty miles in length, thus insuring an abundance of water for all agricultural purposes.

(From the Chicago Tribune.)

If you wish to make a safe, sure and profitable investment, purchase a few corner lots in Platteville, Colorado.

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#### PLATTEVILLE.<sup>1</sup>

Among new enterprises for the settlement of various portions of Colorado that have been inaugurated the present year there is one of modest pretensions about which the press has as yet said but little. We allude to Platteville, thirty-five miles down the Platte from Denver, on the Denver Pacific railway. The pro-

<sup>1</sup>*Daily Rocky Mountain News*, June 8, 1871, p. 2.

motors purchased a few thousand acres of railway land, including a site for a station on the railway. Upon this they have laid out the town of Platteville and begun making improvements. Not much, however, can be done until water for irrigation can be secured, and that necessarily delays all planting until another season. The canal to irrigate the town and neighborhood must be taken from the Platte some miles above, probably in the neighborhood of Lupton.

Most of the land purchased is west of the Platte, lying between that stream and the Saint Vrain, and running down near to the junction of the two. It is level, smooth and fertile; irrigating ditches already in use, from Saint Vrain and Boulder creeks, by enlargement and extension, will cover it all. These ditches will be lengthened in time for next year's planting. The intermediate government sections of land are being rapidly taken up by pre-emption and homestead, and the prospect is good for another large and productive settlement, convenient to market, and with natural resources equal to any. Good coal is mined within half a mile of the town site, and several quarries of excellent building stone have been opened in the neighborhood.





## FOUNTAIN COLONY

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### VILLA LA FONT.<sup>1</sup>

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The Fountaine colony of Colorado—A mammoth enterprise—Colorado Springs purchased and a city to be laid out—One of the most enticing spots in Colorado—Full descriptions.

When Fitz Hugh Ludlow visited Colorado gathering data for his well-known volume "The Heart of the Continent" it was his good fortune to tarry for a while at the foot of Pike's peak, indulging in the exquisite luxuries of the scenery and gratifying his taste and thirst with the carbonated waters of the springs of the Fountaine-qui-Bouille. When he had recovered from the intoxication of the scene and had gathered his sober senses to the work in hand, he recorded the following as a slight inkling of his enthusiasm over that section of Colorado immediately to the south of us, which has heretofore been removed from actual contact with the tourist simply by isolation from the iron thoroughfare of the continent. Says Ludlow, reviewing the efficacy of these waters and looking into the future: "These springs are very highly estimated among the settlers of this region for their virtues in the cure of rheumatism, all cutaneous diseases, and the special class for which the practitioners' sole dependence has hitherto been mercury. When Colorado becomes a state, the springs of the Fountaine will constitute its spa. In air and scenery no more glorious summer residence could be imagined. The Coloradan of the future, astonishing the echoes of the Rocky foothills by a railroad from Denver to the Colorado springs, and running down on Saturday to stop over Sunday with his family, will have little cause to envy us easterners our Saratoga as he paces up and down the piazza of the Spa hotel, mingling his full-flavored Havana with that lovely air, quite unbreathed before, which is floating down upon him from the snow-peaks of the range."

Mr. Ludlow wrote well, but Colorado will not have become a state when this picture which is drawn above in such vivid colors

<sup>1</sup>*Daily Rocky Mountain News*, June 23, 1871, p. 1.

shall have been finished. The day is drawing near, and is now, in fact, upon us, when the Colorado springs at the foot of Pike's peak shall be utilized and made to realize all that has been predicted of them. Their richness in mineral products has long been known, and yet no correct analysis has ever been made of them. They have been off the ordinary route of tourists and invalids, who, while desiring strongly to visit them, have been deterred from so doing by the tediousness of the old mode of travel by stage. The Denver and Rio Grande railway, however, is the entering wedge which is to throw that southern country with its gorgeousness of natural scenery and richness of natural products open to all, and to place the springs, the peaks, and the great rocky gardens close to the threshold of all other portions of the territory. This road is working a wonderful change, and already capital and enterprise are looking southward for advantageous openings. Not alone capital and business interests, but colonists, are tending towards this delightful spot of which we have just made mention.

We have in these columns, heretofore, written in detail of the colonial enterprises which have been prospecting for favorable locations on the Fountaine, the Huerfano and other southern streams, but it has been left for us at this time to call attention to an undertaking that exceeds all the others in design and boldness of execution, one headed by some of the most prominent gentlemen of this territory and the east, and which promises to develop into success in every particular.

For some time past a number of gentlemen have been negotiating for a large tract of land in the vicinity of the base of Pike's peak, the same to include the famous Colorado springs. This company have purchased the springs and a large number of acres in the immediate vicinity, comprising some four hundred and eighty villa sites of one acre each, on the Fountaine, and ten thousand acres on Monument creek. They will there lay out a town to be known as Colorado Springs, on the line of the Denver and Rio Grande railway, the springs proper being about five miles from the road. The springs have been christened Villa la Font, and will be provided with a postoffice and telegraph station, as will also the railroad depot. From the depot to the Villa a fine carriage road will be constructed. Villa la Font lies in the cele-

brated Ute pass, from which El Paso county derives its name. The natural scenery from this point is magnificent. In the background and in the centre of the semicircle, rises the grand dome of Pike's peak; immediately in front and left, and about eight miles away, reaches heavenward Cheyenne mountain, the bold outline that completes the picture; and on the right are the gardens of the gods. The company will build a hotel at Colorado Springs, the railroad depot, (using a temporary building for the present with the intention of erecting one next spring to cost at least \$100,000). They will also establish at the springs a bottling business with the best apparatus made for bottling the waters and saving the carbonic gas. This will form one of the industrial objects of the colony.

Professor Hayden, in his report on Colorado, says of these springs: "Perhaps the feature of the greatest general interest in this region is the soda springs, which are located about three miles above Colorado City, in the valley of Fountaine creek. The scenery around them is grand beyond any I have ever seen in the vicinity of any other medicinal springs. There are four of them. The first one is close to the road, within fifty feet of the creek. For a distance of sixty feet or more around the spring there is a deposit or incrustation in thin layers. About one hundred yards above the first spring is the second one, on the right side of the creek. This is much the largest one, and has formed a basin six or eight feet across, from the centre of which boils up a violent current. On the opposite side of the creek, not more than twenty-five feet from it, and located about ten feet above it, is a third small spring. The water is stronger than that of the others, and is used principally for drinking purposes. The fourth spring is perhaps fifty feet above the second, on the right side of the creek, and within four feet of the water's edge. Its waters are rather chalybeate than otherwise. The basin of the second spring is about four feet deep, and is used for bathing. The first three springs are strongly impregnated with carbonic acid gas, and are the true springs." The temperature of the springs is about 65°.

The chief spring, christened by Professor Hayden the "Doctor," and which is probably the richest mineral spring in the world, containing as it does over an ounce of medicated matter to every

four gallons of water, will be called the "Doctor," or "Galen spring." The chalybeate spring, whose waters resemble those of Pyrmont, in Europe, will hereafter be known as the "Iron Ute." The "Great spring" will keep its present name. It will be called in plain English the "Boiling Fountain." Another, called by the Indians the "Beast," from the fact that wild beasts were wont to drink the water to heal their diseases, will be known as the "Nava-joe."

The city of Villa la Font will be located about three miles northeast of Colorado city, on the Ute pass, and, as we have mentioned above, about eight miles from Cheyenne mountain. In this connection we cannot resist the temptation to quote at this point Mr. Ludlow's beautiful description of Cheyenne mountain. He says: "Its height is several thousand feet less than Pike's; but its contour is so noble, and so massive, that this disadvantage is overlooked. There is a unity of conception in it unsurpassed by any mountain I have ever seen. It is full of living power. In the declining daylight its vast simple surface becomes the broadest mass of blue and purple shadow that ever lay on the easel of nature." If such a spot is not the counterpart of an earthly Eden, where will it be found?

The colony which has this matter in hand is composed of some of the most reliable parties in the country. Several have been identified with the Greeley colony and have done a great work in developing that organization and bringing it to its present state of perfection and success. The colony is now open to membership. The figures are not yet definitely settled upon, but will resemble in general plan those adopted for the membership of the Greeley colony. The stock is fixed at \$300,000, of which \$200,000 have already been subscribed, at \$100 per share, by prominent parties in New York, Philadelphia, St. Louis and Colorado. By the time the Denver and Rio Grande railway is completed to Colorado Springs the hotel will be ready for the reception of colonists, and will be large enough to accommodate all.

A brief description of the proposed workings of the colony plan will be pertinent at this point. The organization is to be known as the Fountaine colony of Colorado, to have two-thirds of the lands purchased at actual cost price, and all the profits made



by the colony in these lands are to be devoted to general improvements. For instance: A piece of land which costs \$15 per acre will be divided into eight business lots. These selling at \$100 would leave above the average cost of each lot about \$98 to be devoted to improvements. This is upon the plan of Greeley colony. Lots will be sold at \$50, minimum; highest price for choice corner lots to members, about \$200 each. The person who purchases one lot at the minimum price of \$50 will be entitled to all the privileges of low transportation for his family and contract rate for household goods by freight. Each member will be entitled to select in person at the regular drawings, the dates to be fixed upon hereafter, one business and one residence lot, or one residence lot and one outside piece of property. He will have four months to make improvements; if he has done nothing in that time, his selection will be vacated, and he will be given the opportunity to make a new selection. If he had done nothing within the first year in the way of improvements, the money is to be refunded by the colony. The only conditions upon the colonists are that they must improve their claims before they can obtain their titles. The title will be given prohibiting the manufacture or sale of intoxicating liquors as a beverage in all places of public resort, as at Greeley. The officers of the colony will assist immigrants from the east in pre-empting and homesteading lands outside their city claims and privileges, without additional expense above government fees. They will also assist any colonists, in securing timbered land for the erection of saw mills.

The leading business of the colony, besides the manufacture of lumber, for which the country of that section is bounteously supplied by heavy timber, and the care of invalids who will flock thither through the enticing influence of a health-giving climate and the invigorating springs, will be the raising of early vegetables and small fruits, including peaches, apricots, grapes, etc., for the Denver and northern Colorado markets. The climate of the section south of the Divide is much milder than the other portions of the territory, as it is entirely shielded, by the natural rise of land, from the north winds. The many orchards on the Arkansas and other streams have heretofore given the most flattering indications of success, and there is no reason to believe but that this enterprise

of the Fountaine colony will eventuate profitably to all concerned. The range of mercury during the winter months is about the same as in Arkansas, and nature seems to have designed this for a fruit-producing country.

A wagon road will be made from Villa la Font to near the summit of Pike's peak, and a trail route, also, up the same peak, for the benefit of tourists. A hotel, to be called the Tip-Top house, will be erected at the summit of Pike's peak.

No person has as yet been selected for president of the colony, although several prominent gentlemen of the United States have been mentioned. General R. A. Cameron, of Greeley, formerly vice president and superintendent of Union colony, is vice president, superintendent and general manager of this colony. W. E. Pabor is secretary, and Mr. E. S. Nettleton is chief engineer, both of these gentlemen having formerly held similar positions in Union colony and Mr. William P. Mellen, late of New York, and now of the Denver and Rio Grande railway, is treasurer.

The city of Colorado Springs has not yet been surveyed, but the engineer corps of the colony will start south next week for the purpose of laying out the town-site and running the main canals for the conveyance of water.

Those who may desire to acquire further information than we have been able give here, owing to the press upon our columns, can secure circulars, etc., by addressing the secretary of the Fountaine colony of Colorado, at Colorado Springs, care Colorado City postoffice. Pamphlets will be issued soon.

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## COLONIZATION—THE OLD AND THE NEW FACE TO FACE.<sup>1</sup>

Colorado Springs, Sept. 1st, '71.

Editor Tribune:—The conflict between the old and the new, as a general rule, is always closely contested; every inch of ground relinquished by the one is eagerly occupied by the other; every point of vantage vaunted abroad with the noise of trumpets and the sound of great rejoicing. This has been the experience of ages, as history verifies. Whether it was a question of morals or physics—of nations or individuals—of religions or statecraft—it

<sup>1</sup>*Denver Daily Tribune*, September 4, 1871 p. 2.

has generally been shown that the new departure must expect to fight manfully for and win by sheer strength of energy, every advantage it obtains over the old established opinion, custom, rule, routine or edict.

So it came about that when the apostles of colonization as a method of settling new Territories, proclaimed their peculiar tenets, there were a sufficient number of the adherents of the old, effete method to combat the new theory, and place obstructions in the path of the new one. It mattered little with these men that what it had taken a score of years to accomplish, was brought about in one by the new method. Setting the solitary in families was indeed a scriptural injunction, but there were ways, and the old-fashioned way was their's, and they held to it, as old fogysm ever holds to its own.

The leaders of the far-famed Union colony of Colorado, settled at Greeley, early learned this lesson. The people among whom they had come were at once suspicious—distrustful—jealous. They had no fancy for such a new, radical innovation on established custom. Had not they and their's possessed the land for years, and was it not for an inheritance for them, their children, and their children's children forever? Their cattle roamed over the grass-covered vales, and over the fertile uplands, and there were none to make them afraid. There was ample room for new settlers, had they but come in the usual way—one by one, here, there and yonder, settling down to the cool springs or the sparkling rivulets or the rapidly running river. But when they became suddenly an hundred and the hundred grew to be a thousand in a year, why this became a burder greater than the burden of the grasshoppers. So it came to pass that the inevitable conflict arose, waged fiercely, furiously and fast. The ranchmen and the colonist were not friendly to each other; the one desiring the land as a possession in unlimited measure; the other desired the land likewise as a possession, but in a limited measure and with the distinct understanding that his possession should be fixed, absolute and certain. The cattle of the former were not to range over the cultivated fields of his neighbor, and as this entailed herding, and consequently an outlay, it was unwelcome to the one as it was a necessity to the other.

The success of the colonial system established, it was a matter of course that others would follow in the steps of the Greeley colony; but each alike met the same obstacle—the same opposition of the old to the new.

The Fountain colony proves no exception to this general rule. Located within three miles of Colorado City, once boasting its ten thousand inhabitants, now scarce numbering three hundred, at once the element of opposition awoke in the bosoms of the dead-alive population. For years they have seen their associates leaving, their business declining, their town dwindling into insignificance, but they settled down into the stolid indifference of the age, caring nothing for these things. The fewer there were, the greater the range, the larger the liberty, the less the cares. Twelve years old, yet wearing the decrepit look of century-old, poverty stricken, God forsaken lands.

Suddenly was heard the footsteps of a new civilization. The new wine was flowing, and forsooth, because it was not to be put into old bottles, it became at once as poison to the tongues of those who watched its flow into the new bottles prepared for its reception. The Colorado Cityites were all sufficient unto themselves, were they not therefore sufficient unto all who might enter their borders? Let the new blood flow into the old veins—the young bride fall into the arms of the old husband; the vigor and freshness of youth walk arm in arm with the infirmities and incapacities of old age. Then, all right. Then, no ripple would run upon the current of public sentiment. All would go well, still stagnation ensued.

But—if— You see, do you not?

And the “but” and the “if” are here; hence the indignation of the highly moral citizens of the town has been aroused and the stagnant blood of the City Fathers has been set in motion, and vengeance dire threatens the Fountain Colony of Colorado, the village of La Font and the new town of Colorado Springs. These all are to be annihilated immediately, at once, if not sooner. Precisely how and why, has not yet been shown. It is threatened on the street corners and proclaimed from the (one-story) house-tops. It echoes along the foot-hills, touches the Divide and rolls down in sonorous volume till it touches Denver, and thence the



country east and north. The Nation pauses—awaiting the blow. The would-be emigrant, sitting at the hearthstone of his eastern home—listens for the death knell to his hopes of health and happiness.

Meanwhile the leaders of the colonial movement pause not in their course. If the lightning strike, it must strike them at their post of duty. The Surveyor is busy with his instruments, the Secretary with his correspondence, the Treasurer with his certificates, the Superintendent with the thousand and one projects that spring Minerva-like from his ever active brain. The sound of hammers is heard all the day long; the music of the saw falls upon the air. The hasty feet of the workmen go to and fro, and as if by magic, new buildings and stately edifices and tasty homes arise. Ere long the whistle of the narrow-gauge steam engine will echo through the suburbs, and every train will bring in expectant settlers who have left their homes on Eastern Atlantic slopes or in the many fair valleys of our land to build up a new home in "God's country," as our fair land and Territory is called.

And then—What of Colorado City?

The dead must bury the dead, now, as in other days. The mourners must go about their streets bemoaning the new days and the strange ways.

The *New* and the *Old* have met—fought and the story is all told. The New conquers. It was so in the days of Paul—in the days of Magna Charta—the days of the Revolution—in the hour when the white face met the red. The new colonial system must succeed; it has in it the elements of success and it has but to march on to victory. Its stately steppings are to be heard in the years that are to come, and he or they who stand up to oppose it shall become as one who passes between the upper and the nether millstone—ground to powder.

An Observer.





## MISCELLANEOUS

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[CENTRAL KENTUCKY EMIGRATION SOCIETY.]

<sup>1</sup>We had the pleasure of meeting this morning, Captains J. H. Givens, and R. F. Long, of Cynthiana, Kentucky. They came in yesterday by the Kansas Pacific train, and after taking a look at Denver and surroundings, they will visit Greeley, and then go southward to Pueblo county, and to various points on the Arkansas. They come as the representatives of the Central Kentucky Emigration Society to 'spy out the land'. On their way they stopped at Kansas City, Manhattan, Junction City, and Solomon, their object being to find the best locality for a body of settlers from their State. A number of ex-soldiers of the Union army, residents of Harrison county, Kentucky, desirous of availing themselves of the benefit of the act passed at the last session of Congress, allowing soldiers to take one hundred and sixty acres of government railroad lands, under the homestead act, have associated themselves into a company, numbering already some hundred and fifty members. They are not a colony like that of Greeley; they are not a co-operative society, but they thus band together in order to settle together. . . .

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### MORE COLONIES.<sup>2</sup>

There is a bill pending before congress, which if it becomes a law, will do a great deal to settle up this Territory. It provides that persons who served in the Union army during the late war and were honorably discharged, may secure homestead patents from the government, by residing on the land selected, for a period, which added to the time served in the army, will make the five years now required by law to entitle a settler to a patent. This is a just proposition, and is probably as near as the government will ever get to granting military land warrants to soldiers of the late war. In this connection, we find a statement in the *New York*

<sup>1</sup>*Daily Colorado Tribune*, December 10, 1870, p. 4.

<sup>2</sup>*Denver Daily Tribune*, January 25, 1871, p. 4.

*Tribune* that steps have already been taken to organize several soldiers' colonies, to settle in Kansas and Colorado, as soon as this bill shall become a law. It is expected that two colonies will be organized in New England, one in New York, and one in Philadelphia, to come West early in the Spring.

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“NEWS FROM THE FAR WEST.”<sup>1</sup>

We are in receipt of the report of Capt. R. F. Long and James M. Givens, to the Central Kentucky Emigrant Society, published in pamphlet form under the above heading, from which we extract:

These gentlemen on their way to Colorado stopped at Kansas City, Manhattan, Junction City and Solomon. They were soon satisfied there were no large bodies of lands subject to homestead in Kansas, of even a good quality, except away up on the Solomon River, in the extreme Northwestern Kansas, far away from any railroad, and that even then, hardy pioneers had taken possession of all the lands of the first quality accessible to wood and water, and the country is liable at any time to Indian depredations; and down in the extreme of Southern Kansas, in the neighborhood of Walnut Creek, a tributary of the Arkansas, and bordering on the Indian Territory. From the best information they could receive, this country was rapidly filling up, and all the best lands being secured.

The committee made a tour of inspection as far north as Greeley, and as far south as Pueblo, and as the sum of their observations and conclusions, after some six weeks' investigation concerning the resources and prospects of Colorado, and more especially what is termed Southern Colorado, they state:

1st. Mining is in its infancy, and the richest mines in the world are in the mountains of Colorado, and everything points to their speedy development which insures a steady and sufficient home market for the farmer and grazer.

2nd. That in no portion of the United States, or perhaps in the world, is farming proper, more remunerative than in Colorado.

3rd. That the stock raising facilities, including horses, cattle, sheep, cashmere goats, etc., is unsurpassed. We were happily here

<sup>1</sup>*Denver Daily Tribune*, February 24, 1871, p. 2.

during the late unprecedented snow and cold, and have observed how stock wholly uncared for, passed through it, and the condition they are now in, and we feel warranted in making the above statement with emphasis.

4th. Considering the relative population, there is no country where the citizens are richer, more intelligent or more highly cultivated.

5th. That the climate is unsurpassed for healthfulness and general salubrity. These are broad statements, but we think the facts justify them.

The committee are now on the Fountain, 30 miles above Pueblo, which is their choice of location for their colony, from which place they propose to make arrangements by which settlers from Kentucky, coming into the valley of the Fountain or Southern Colorado, can get a reduction in rates.

---

### STILL THEY COME.<sup>1</sup>

#### An Ohio Soldiers' Colony Five Hundred Strong.

Col. Wilson, of Sidney, Ohio, called on us last evening and communicated some news that will be of especial interest to our readers. Some weeks ago an organization was formed at Sidney of ex-soldiers, the object being to settle on government lands, either in Kansas or Colorado. Branch societies have been formed at Cincinnati and other points, and letters from Indiana and Illinois signify the desire of large numbers in those States to join in. About 500 are thus far enrolled. Col. Wilson represents a committee who have been exploring the Neosho Valley and other parts of Kansas, and have now come here to look over the prospects of Colorado; and it is probable that some part of this Territory will be their final location. We understand that they propose to start right. Some fifty families are coming from a single town. They will bring a woolen mill and newspaper along with them. Irrigation is the only bug bear in the way, and Col. Wilson will look at our ditches in Arapahoe County, and will go to Greeley and other points to fully post himself on the ways, means and cost, before he goes back to Ohio to report.

<sup>1</sup>*Denver Daily Tribune*, March 4, 1871, p. 4.

COLORADO COLONISTS.<sup>1</sup>

A late *New York Standard* says: "The vanguard of the Spring emigration left this city last night for the west. It consists of a colony of forty persons, mostly families. Their destination is Colorado. They start thus early in consequence of the greater facilities offered for obtaining employment. They went by the Erie and Lake Shore route, and at Cheyenne, will, if their present programme is carried out, proceed direct to Denver. At that point their future actions will be determined upon."

---

A PENNSYLVANIA COLONY.<sup>2</sup>

A party of about sixty persons from Reading, Lancaster and neighboring towns, are now in Kansas awaiting the selection of colony grounds. They are mostly soldiers, and will be followed by about one hundred others. Col. W. L. Bear, of Lancaster, and Maj. H. D. Markly, of Reading, are prominent among the promoters of this enterprise. Some of the members are: Maj. Markly, Col. Bear, R. Ruth, J. W. Wible, B. F. Urban, J. N. Morrow, E. M. Smith, Wm. Young, Jos. M. Fry, Isaac N. Bear, James H. Clark, E. M. Herr, B. Saylor, and John P. Miller. Major Markly and Mr. B. Saylor of Reading, are now looking about in Colorado. The latter has been spending a few days in Denver.

---

## [THE CARR PARTY.]

<sup>3</sup>Mr. B. L. Carr, of Waukegan, Illinois, arrived yesterday with the pioneer party of a new colony organization in northern Colorado. The plan is a little different from any former ones, but it is in able hands and gives promise of the most gratifying success. The party go out on the Denver Pacific railway to-day. They have bought several thousand acres of railway land.

---

AN IOWA COLONY COMING.<sup>4</sup>

Two or three families from Warren County, Iowa, with household goods, stock and stores, arrived on Saturday, and after camping out above the depot for a rest, and new start, moved south

<sup>1</sup>*Denver Daily Tribune*, March 21, 1871, p. 4.

<sup>2</sup>*Denver Daily Tribune*, April 20, 1871, p. 4.

<sup>3</sup>*Daily Rocky Mountain News*, April 28, 1871, p. 1.

<sup>4</sup>*Denver Daily Tribune*, May 9, 1871, p. 4.



to-day, filling five large emigrant wagons. They will probably locate on the Arkansas, and expect to form the members of a large colony, if they are able to report as good a country as they have every hope of finding Southern Colorado to be.

---

### COLONY NEWS.<sup>1</sup>

Some members of the Wisconsin colony, who lately settled at Fossil Station, on the Kansas Pacific east of Wallace, have become dissatisfied with their location, and arrived here this morning "bag and baggage," resolved to join their fortunes to one of the colonies in this vicinity. They have portable houses, and some stock which they propose to bring along. It is possible the whole Fossil colony may follow suit.—A party of thirty English people arrived at the Tremont, yesterday, and some ten or twelve at the Broadwell, to-day. Some of them go to Longmont, some to San Luis Valley, and the rest to the Cimarron.—Greeley is receiving daily additions to its members.—It is said that the Colfax colony in Wet Mountain Valley is reviving.—The colony rate between Boston and Denver, has been fixed at \$60, a reduction of \$29. Freight has been placed at \$3 per hundred.

---

### ANOTHER COLONY TOWN.<sup>2</sup>

A new station known as Salisbury has been established south of Evans on the Denver Pacific road. A large house has been put up and several parties are on the ground. The arrivals thus far, some fifteen in all, are from Chicago and Waukegan, Ill. St. Vrain post-office is only two miles away. A fine grove is within a few rods from the depot, affording a good chance for summer pic-nics. Considerable ground has been planted in the vicinity. Plans are in progress for quite a settlement. On Saturday there were four arrivals, including Mr. Salisbury, of Chicago, after whom the settlement is named.

---

### THE OHIO COLONY COMING.<sup>3</sup>

The colony of Ohio soldiers and their families projected some time ago by Col. H. Wilson, who visited Denver and vicinity, has

<sup>1</sup>*Denver Daily Tribune*, May 12, 1871, p. 4.

<sup>2</sup>*Denver Daily Tribune*, May 16, 1871, p. 4.

<sup>3</sup>*Denver Daily Tribune*, May 23, 1871, p. 4.

sent out its locating committee, consisting of Messrs. Nathan Bostwick, T. H. Ferrell, George C. Anderson, J. H. McKittrick and Isaac Huffman. They reached Topeka Saturday, and will stop at Manhattan and one or two other points in Kansas. They may be expected here early next week. There is hardly a question but they will settle in Colorado. We trust our people will talk eloquently and present the full facts for our Territory. The colony already numbers about one thousand persons, or three or four hundred families, and it is expected to make the number up to one thousand families. The locating committee are authorized to select one thousand quarter-sections of land in a body, and including a town-site. The idea is to take possession of a county, or at least the county-seat.

---

#### OHIO COLONY COMMITTEE.<sup>1</sup>

The Locating Committee of the Ohio Soldiers' Colony, consisting of Major Bostwick, George C. Anderson, Isaac Huffman, J. H. McKittrick and T. H. Terrell, arrived this morning, and are registered at the Tremont House. They will be glad to meet any citizens who may be interested in the movement, in the parlor of the hotel between 6 and 8 o'clock this evening. We hope Colorado will present attractions enough to induce this large colony which they represent, to settle within our borders.

---

#### A CARD.<sup>2</sup>

In behalf of the Ohio Soldiers' Colony, their Locating Committee takes this method of returning their hearty thanks to the officers of the Denver Pacific and Kansas Pacific Railroads, the Santa Fe Stage Company and others for favors cheerfully bestowed, and also to all the people generally with whom we have come in contact, and we assure them that if it is ever in our power, the favors will be gratefully reciprocated.

N. Bostwick,	} Com.
Isaac Huffman,	
Geo. C. Anderson.	

<sup>1</sup>*Denver Daily Tribune*, June 9, 1871, p. 4.

<sup>2</sup>*Denver Daily Tribune*, June 20, 1871, p. 4.

## [KENTUCKY EMIGRATION SOCIETY.]

<sup>1</sup>The Kentucky Colony, with General Burbridge at the head, have located on the Little Fontaine, at its junction with the Fontaine. Between three and four hundred families contemplate joining the colony. Once settled, the colonists intend to introduce some of the finest Kentucky stock, and will make fine stock breeding their especial business. This colony will doubtless prove a great acquisition to our Southern section, and will receive a hearty welcome from all.

---

## [OHIO SOLDIERS' COLONY.]

<sup>2</sup>The Ohio soldiers' colony have gone back to organize. They came to Colorado reorganized on the basis of homesteading, but they were not able to find any place suitable for a town site with water, railroad convenience, etc., unobstructed by settlement. They think of purchasing lands on the Huerfano, if possible. The locating committee will arrive in the territory again at an early day.

---

FROM THE TERRITORIES.<sup>3</sup>

On Tuesday last, a train of ten wagons reached Pueblo, each wagon the home of a separate family of immigrants from Illinois. The party have gone to southern Colorado purposing to locate in a body, and form another in the long list of colonies. A short time back a detachment of three wagons belonging to the same party arrived and went on to the Hardscrabble, they having pushed on in advance of the main body from Hays City. The colony, aggregating thirteen families, hails from Spring Garden, Jefferson county, Illinois, which place they left on April 17, having traversed the entire distance in wagons, and having followed the line of the Kansas Pacific railroad as far as possible from Topeka to Kit Carson.

---

TERRITORIAL NEWS.<sup>4</sup>

Another large colony town is about to be built up between Longmont and Greeley. The lands in part to be colonized are

<sup>1</sup>*Colorado Chieftain*, June 22, 1871, p. 2.

<sup>2</sup>*Daily Rocky Mountain News*, June 25, 1871, p. 1.

<sup>3</sup>*Daily Rocky Mountain News*, July 1, 1871, p. 1.

<sup>4</sup>*Daily Rocky Mountain News*, July 2, 1871, p. 1.

thirty thousand acres in the hands of D. C. Beckwith, of Denver, situated between the Big and Little Thompson creeks. This new town is to be located on the line of the proposed railroad from Greeley to Longmont.

---

### ANOTHER COLONY COMING.<sup>1</sup>

Yesterday we met Messrs. George R. Hotchkins and G. H. Benzenberg, locating committee of the Milwaukee colony. They have come to Colorado in search of a desirable location, and will visit Greeley, Longmont, Boulder and other points north of us. The colony now numbers about one hundred members, the greater portion of whom are heads of families. Many of the members are mechanics, and will begin arriving in September next, so as to get the habitations ready for the bulk of the colony. From the constitution we gather the facts that members of the colony must be of strictly temperate habits; the land adjoining the town plot shall be divided into lots of from five to one hundred and sixty acres, and to be distributed among the members by right of selection; the membership fee is \$150; under this plan it is proposed to locate and purchase fifty thousand acres of land suitable for agricultural, grazing and manufacturing purposes. This colony will not be a "community," but simply an organization for the purpose of securing a large and compact body of land in order to its rapid improvement. The success of the Greeley colony has proven a strong inducement to the people of Milwaukee. The committee have negotiated for a large tract of land convenient to Denver.

---

### [COLONY OF GERMAN BAPTISTS.]

#### TERRITORIAL NOTES<sup>2</sup>

\* \* \* \* \*

The Rev. Mr. Bashor, a Tennessean, has purchased land on the Purgatory, in southern Colorado, and proposes to locate thereon a colony of people from his own state. Most of the families belong to that wing of the Christian Church known as the German Baptists.

<sup>1</sup>*Daily Rocky Mountain News*, July 4, 1871, p. 1.

<sup>2</sup>*Daily Rocky Mountain News*, June 20, 1872, p. 4.

# INDEX

In this index no attempt has been made to list every subject mentioned in the text; topics that receive cursory treatment and those not relevant to the subject matter of the book have been omitted. An attempt has been made to include all names of persons. Names and initials in brackets have been supplied by the editors; those in parentheses are variants upon the correct usage.

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